



Plains Road
Mapperley, Nottingham NG3 5RF

AN INDIVIDUAL FIVE BEDROOM,
DETACHED FAMILY HOME SITTING ON A
LARGE PLOT

Asking Price £795,000 Freehold



THIS IS A STUNNING INDIVIDUAL, FIVE BEDROOM FAMILY PROPERTY.

Robert Ellis Estate Agents are pleased to bring to the market this impressive family property situated in Mapperley on Plains Road.

The property benefits from modern conveniences such as Double Glazing and Gas central heating throughout. Being traditionally constructed of brick to the external elevations all under a pitched tiled roof.

In brief, the property comprises a large inner entrance hallway, cloakroom, Living Room, Dining Room, Conservatory overlooking the rear garden, Ground floor Study/Bed 6, Fitted Kitchen, Utility room, ground floor W/C and large integral Garage.

Located on the first floor off the landing are FIVE bedrooms, a refitted family bathroom and an en-suite to the main bedroom.

With a large, gated block paved driveway to the front elevation, and impressive mature garden to the rear

Being situated in Mapperley just off Plains Road the property is within easy reach of the shopping facilities provided by both the "Mapperley Top" shopping parade and the ARNOLD town Centre which includes Sainsbury's and Asda stores as well as independent shops, there are several local pubs and restaurants close to hand, healthcare and sports facilities including Nuffield Gym and Mapperley Golf Club situated next to the development. Also, it is conveniently located close to Nottingham city centre for the Nottingham High Schools together with highly regarded local schools.

Contact the office to arrange your viewing today.



Entrance Porch

8'10" x 3'2" approx (2.69m x 0.97m approx)

Sliding double glazed patio doors leading to the Entrance Porch with fixed double glazed patio doors to the side. Ceiling light point. Internal glazed door leading into the Entrance Hallway

Entrance Hallway

15'08" x 9'04" approx (4.78m x 2.84m approx)

Staircase leading to the First Floor Landing. Parquet wood flooring. Ceiling light point. Under the stairs storage cupboard. Internal doors leading into Lounge, Dining Room, Kitchen Diner, Study and Ground Floor Cloak Room

Lounge

24'4" x 11'11" approx (7.42m x 3.63m approx)

UPVC double glazed picture window to the front elevation. Sliding double glazed patio doors leading into Conservatory. Wall light points. Coving to the ceiling. Feature fireplace incorporating stone surround and hearth with living flame gas fire. Archway open through to Dining Room

Conservatory

12'1" x 7'10" approx (3.68m x 2.39m approx)

UPVC double glazed French doors leading to the rear garden. UPVC double glazed windows to the side and rear elevations. Quarry tile flooring.

Dining Room

10'3" x 9'05" approx (3.12m x 2.87m approx)

UPVC double glazed window to the rear elevation overlooking rear garden. Ceiling light point. Coving to the ceiling. Archway open through to Lounge

Kitchen Diner

13'7" x 13'4" approx (4.14m x 4.06m approx)

UPVC double glazed window to the rear elevation overlooking rear garden. Tiled flooring. Quartz upstand. Recessed spotlights to the ceiling. Range of matching wall, base and drawer units incorporating granite worksurfaces over. Under counter mounted 1.5 bowl sink. Integrated eye level Neff double oven. 5 ring stainless steel gas hob with stainless steel extractor unit above. Integrated Bosch microwave. Integrated Bosch dishwasher. Built-in pantry. Double glazed doors leading to Utility Room

Utility Room

12'5" x 12' approx (3.78m x 3.66m approx)

Sliding double glazed patio doors leading to the rear garden. Tiled flooring. Tiled splashbacks. Recessed spotlights to the ceiling. Range of matching base units incorporating laminate worksurfaces over. Stainless steel sink with dual heat tap above. Space and plumbing for automatic washing machine. Space and point for freestanding fridge freezer. Extractor unit. Internal door leading through to Garage

Study

10'4" x 11'6" approx (3.15m x 3.51m approx)

UPVC double glazed picture window to the front elevation. Ceiling light point

Ground Floor Cloak Room

4'11" x 4'4" approx (1.50m x 1.32m approx)

Tiled splashbacks. Ceiling light point. Vanity wash hand basin. Built-in storage cupboard and space for coats. Internal door leading into Ground Floor WC

Ground Floor WC

5'05" x 3'04" approx (1.65m x 1.02m approx)

Tiled flooring. Tiled walls. Ceiling light point. Low level flush WC

First Floor Landing

UPVC double glazed window to the front elevation. Ceiling light points. Internal doors leading into Bedroom 1, 2, 3, 4, 5, Family Bathroom and First Floor WC

Bedroom 1

14'11" x 14'02" approx (4.55m x 4.32m approx)

UPVC double glazed windows to the front and side elevations. Wall mounted radiator. Ceiling light point. Recessed spotlights to the ceiling. Internal doors leading into En-Suite Shower Room and Dressing Room

En-Suite Shower Room

10'8" x 6'11" approx (3.25m x 2.11m approx)

Double glazed window to the side elevation. Tiled flooring. Chrome heated towel rail. Recessed spotlights to the ceiling. 5 piece suite comprising of a walk-in quadrant shower enclosure with mains fed shower, double vanity wash hand basin with storage cupboards below, bidet and a low level flush WC. Built-in storage cupboard

Dressing Room

12'3" x 6'8" approx (3.73m x 2.03m approx)

UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Recessed spotlights to the ceiling. Range of built-in wardrobes, dressing table and drawers

Bedroom 2

12'10" x 12' approx (3.91m x 3.66m approx)

UPVC double glazed windows to the front and side elevations. Carpeted flooring. Wall mounted radiator. Ceiling light point. Built-in wardrobes

Bedroom 3

10'8" x 10'6" approx (3.25m x 3.20m approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Vanity wash hand basin with hot and cold taps

Bedroom 4

12' x 10'11" approx (3.66m x 3.33m approx)

UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Built-in storage cupboard

Bedroom 5

10'4" x 9'6" approx (3.15m x 2.90m approx)

UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Built-in storage cupboard

Family Bathroom

10'3" x 9'9" approx (3.12m x 2.97m approx)

UPVC double glazed window to the rear elevation. Tiled flooring. Tiled splashbacks. Heated towel radiators. Recessed spotlights to the ceiling. Modern 3 piece suite comprising of a walk-in shower enclosure with rainwater shower above, freestanding double ended bath with dual heat tap and a vanity wash hand basin with dual heat taps and storage cupboards below. Illuminated mirror. Airing cupboard housing hot water cylinder

First Floor WC

6'05" x 2'10" approx (1.96m x 0.86m approx)

UPVC double glazed window to the side elevation. Tiled flooring. Tiled splashbacks. Recessed spotlights to the ceiling. Low level flush WC

Front of Property

The property sits on an excellent sized plot with a large gated block paved driveway providing off the road parking and a low maintenance front garden with gravel area and shrubbery. Hedging and fencing surrounding. Access into Integral Garage

Rear of Property

To the rear of the property there is a large enclosed rear garden being made mainly to lawn, a large block paved patio area and mature shrubbery planted to the borders.

Garage

18'6" x 14'08" approx (5.64m x 4.47m approx)

Electric up and over roller door to the front elevation. Wall light point. Ceiling light point. Windows to the side elevations. Wall mounted electrical consumer unit. Electric and gas meters. Airing cupboard housing gas flow heating boiler providing heating to the ground floor.

Agents Notes: Additional Information

Council Tax Band: F

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank: No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

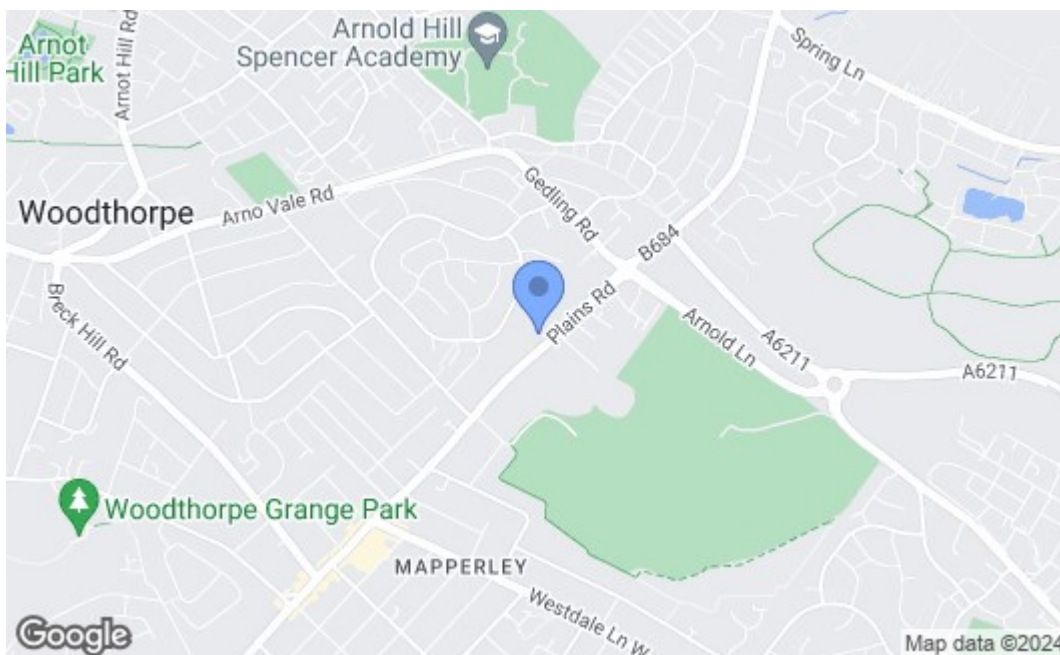
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			73
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.