



Moore Road,  
Mapperley, Nottingham  
NG3 6EJ

**£450,000 Freehold**





**\*\*GUIDE PRICE £450,000-£465,000\*\***

Robert Ellis Estate Agents are delighted to bring to the market this **OUTSTANDING FIVE BEDROOM, EXTENDED, DETACHED FAMILY HOME** situated in **MAPPERLEY, NOTTINGHAM**.

The home has undergone a large extension with modernisation throughout, allowing prospective buyers to move in with ease. Wonderful views of Mapperley can be seen from the front and the rear of the property

Upon entry, you are welcomed into the hallway which features a dog-leg staircase with beautiful chandelier above. Off the hallway is understair storage and the downstairs WC/ utility room. The ground floor also hosts the open plan lounge/ dining area which has two sets of French doors to the rear garden and bi-fold doors allowing you to create a separate lounge and diner. Off the dining area is the kitchen which has fitted units and integrated appliances.

Stairs lead to landing, first double bedroom with built in wardrobe and en-suite with walk in double shower. Second double bedroom with fitted wardrobes, third double bedroom, fourth bedroom, fifth bedroom which is currently being used as an office space. The family bathroom features a four piece suite with claw foot bath tub and ample storage.

The generous patio area currently hosts an outdoor dining table for 10 people. Wide steps lead up to a lawn, flower beds and a large decked area with summerhouse. The front of the home offers a granite block paved driveway for two cars. The combination of paving, toughened glass, stainless steel handrails and a low maintenance garden give the front elevation a modern Mediterranean feel. A bespoke handmade side gate gives access to the rear

A viewing is **STRONGLY RECOMMENDED** to appreciate the **HIGH STANDARD** of this **UNIQUE FAMILY HOME**. Contact the office on 0115 648 5485 to arrange a suitable time and date.





### Hallway

12'5" x 10'8" approx (3.8m x 3.27m approx)

Oak flooring, two wall mounted radiators, understairs storage, UPVC double glazed opaque window and wood effect UPVC front entrance door.

### Utility/Ground Floor w.c.

8'8" x 7'2" approx (2.65m x 2.2m approx)

Tiled flooring, sink with dual heat tap and storage under, low flush w.c., wall mounted towel radiator, opaque UPVC double glazed window, partially tiled walls, fitted base units with tall storage cupboard.

### Lounge

20'9" x 13'1" approx (6.35m x 4.01m approx)

Oak flooring, UPVC double glazed window and UPVC double glazed French doors to the rear, built-in corner storage unit with glazed panel doors and a tall wall mounted radiator.

### Dining Room

19'3" x 11'3" approx (5.89m x 3.45m approx)

Oak flooring, UPVC double glazed windows, UPVC double glazed French doors to the rear, fireplace with surround, sliding doors to the lounge.

### Kitchen

12'5" x 10'5" approx (3.8m x 3.2m approx)

Vinyl flooring, UPVC double glazed windows to the front, fitted wall and base units, five ring AEG induction hob with Elica extractor fan above, integrated AEG ovens, inset stainless steel sink and drainer with dual heat tap, integrated fridge, freezer and dishwasher.

### First Floor Landing

16'4" x 11'0" approx (4.98m x 3.36m approx)

Carpeted flooring, doors to:

### Bedroom 1

19'4" x 13'2" approx (5.91m x 4.02m approx)

Carpeted flooring, UPVC double glazed window, double wall mounted radiator, built-in wardrobe (1.85m x 0.64m).

### En-Suite

7'2" x 6'2" approx (2.19m x 1.9m approx)

Tiled flooring, fully tiled walls, low flush w.c., walk-in double shower with waterfall shower head and hand held shower, wall mounted sink with dual heat tap and two drawers for storage, wall mounted towel radiator and wall mounted storage cabinet with mirror and sensor light under.

### Bedroom 2

13'1" x 11'9" approx (3.99m x 3.59m approx)

Carpeted flooring, UPVC double glazed window, wall mounted double radiator and built-in wardrobe.

### Bedroom 3

11'3" x 9'3" approx (3.45m x 2.83m approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed window.

### Bedroom 4

11'5" x 9'3" approx (3.5m x 2.84m approx)

Carpeted flooring, UPVC double glazed window, wall mounted radiator and built-in wardrobe.

### Bedroom 5

7'10" x 6'3" approx (2.39m x 1.91m approx)

Carpeted flooring, UPVC double glazed window and wall mounted radiator.

### Bathroom

10'9" x 5'8" approx (3.29m x 1.74m approx)

Tiled flooring, fully tiled walls, corner shower, claw foot bath with dual heat tap, low flush w.c., his and her sinks with storage drawers under and wall mounted storage units to the side.

### Outside

The front garden has been landscaped and there is a driveway providing off road parking for two cars with a small garden to the side which is low maintenance, bespoke gates to the left for access.

The rear garden has a patio area, steps to the lawned garden with flower beds and shrubbery to either side, feature pond to the rear of the garden, decked area with steps leading to a small summerhouse and space for a large shed. The garden is East facing.

### Council Tax

Gedling Borough Council Band C

### Agents Notes: Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Mains gas

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Ultrafast 1000mbps

Phone Signal – EE, Three, O2, Vodafone

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





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