



**Mapperley Plains**  
**Mapperley, Nottingham NG3 5RS**

**Guide Price £640,000 Freehold**

A FIVE DOUBLE BEDROOM, DETACHED  
FAMILY HOME SITUATED ON MAPPERLEY  
PLAINS.



**\*\*GUIDE PRICE £640,000 - £650,000!\*\***

**\*\* EXTENSIVE FAMILY HOME \*\***

Robert Ellis Estate Agents are proud to present to the market this IMMACULATE, FIVE DOUBLE BEDROOM, DETACHED FAMILY HOME SITUATED WITHIN THE POPULAR AREA OF MAPPERLEY PLAINS, NOTTINGHAM.

Upon entry, you are welcomed into the entrance porch which leads through to the spacious, galleried hallway with feature staircase. Off the hallway, you have the lobby to downstairs WC, office which is fully fitted with bespoke desk and cupboards, lounge with French doors opening onto the family room. The ground floor also hosts the open plan kitchen diner with fitted units and French doors opening onto the enclosed, rear garden. Off the kitchen, you have the utility and access into the double garage with up and over doors, with lights and power.

Stairs lead to the landing, first bedroom with ample dressing room and modern, shower room en-suite with two rainfall showers, jets and hand held shower. Second bedroom with fitted wardrobes and shower room en-suite, third bedroom, fourth bedroom, fifth bedroom and family bathroom hosting a four piece suite.

To the rear is an enclosed garden with large patio and steps leading to the laid to lawn with flower beds/ shrubbery, whilst the front of the home offers electric, gated access via two points to the vast, block paved driveway which could park at least 7 cars.

A viewing is A MUST to appreciate the SIZE, LOCATION and SPECIFICATION OF THIS UNIQUE OPPORTUNITY- Contact the office now to arrange your viewing!



### Entrance Porch

5'10" x 5'7" approx (1.8 x 1.72 approx)

UPVC double glazed composite front door. UPVC double glazed windows. Tiled flooring. Wall mounted electric heater.

### Entrance Hallway

15'3" x 10'8" approx (4.65 x 3.26 approx)

Wooden front door. UPVC double glazed window. Carpeted flooring. Wall mounted radiator. Under stairs storage cupboard.

### Lounge

19'1" x 14'0" approx (5.84 x 4.27 approx)

UPVC double glazed windows to the front and side elevations. Carpeted flooring. 2 x Wall mounted double radiators. Double doors that lead through to the family room.

### Family Room

13'11" x 10'3" approx (4.25 x 3.13 approx)

UPVC double glazed windows to the side and rear elevations. Carpeted flooring. Wall mounted double radiator. UPVC double glazed French doors opening onto the patio area.

### Kitchen Diner

25'6" x 14'0" approx (7.78 x 4.28 approx)

UPVC double glazed windows to the rear elevation. UPVC double glazed French doors opening onto the patio area. Tiled flooring. 2 x Wall mounted radiators. Range of fitted wall and base units with worksurfaces above. Stainless steel sink with dual heat tap. 5 ring gas hob with extractor fan above. Integrated oven. Integrated microwave. Integrated dishwasher. Access into Utility Room

### Utility Room

11'0" x 6'0" approx (3.37 x 1.83 approx)

UPVC double glazed window to the side elevation. Tiled flooring. Partially tiled walls. Wall mounted radiator. Range of fitted base units with worksurfaces above. Stainless steel sink with dual heat tap. Space and plumbing for an automatic washing machine. Space and point for a freestanding tumble dryer. Space and point for a freestanding fridge freezer and UPVC wooden double glazed opaque rear door.

### Office

8'5" x 9'4" (2.57 x 2.87)

UPVC double glazed window. Carpeted flooring. Wall mounted radiator. Fully fitted with bespoke desk and cupboards.

### Lobby

3'11" x 3'5" approx (1.20 x 1.06 approx)

Carpeted flooring. Access into the ground floor WC.

### Ground Floor WC

6'8" x 3'4" approx (2.04 x 1.04 approx)

Carpeted flooring. Partially tiled walls. Wall mounted radiator. Sink with dual heat tap. WC.

### First Floor Landing

14'7" x 14'1" approx (4.47 x 4.31 approx)

Carpeted flooring. Wall mounted radiator. Access into bedroom 1,2,3,4,5, family bathroom and the airing cupboard housing the water tank (0.66 x 0.87 m approx.)

### Bedroom 1

16'11" x 14'8" approx (5.17 x 4.49 approx)

UPVC double glazed window. Carpeted flooring. Wall mounted radiator. Access into the en-suite shower room and the dressing room.

### En-Suite Shower Room

9'8" x 7'9" approx (2.96 x 2.37 approx)

UPVC double glazed opaque window. Tiled flooring. Fully tiled walls. Wall mounted towel radiator. Walk-in double shower with twin rainfall ceiling showerheads, jets and hand held shower. Wall mounted WC. Wall mounted his and hers sink with dual heat taps and storage underneath. Built-in storage cupboard (0.71 x 1.0 approx.)

### Dressing Room

6'0" x 17'1" approx (1.84 x 5.23 approx)

Range of fitted wardrobes. Wall mounted radiator.

### Bedroom 2

14'0" x 16'4" approx (4.28 x 4.99 approx)

UPVC double glazed window. Carpeted flooring. Wall mounted radiator. Fitted double wardrobes. Access into the en-suite shower room

### En-Suite Shower Room

5'3" x 13'9" approx (1.62 x 4.21 approx)

UPVC double glazed opaque window. Carpeted flooring. Partially tiled walls. Wall mounted towel radiator. Walk-in double shower with waterfall shower head and handheld shower. Sink with dual heat tap. WC

### Bedroom 3

14'0" x 10'1" approx (4.27 x 3.08 approx)

UPVC double glazed window. Carpeted flooring. Wall mounted radiator

### Bedroom 4

14'8" x 10'8" approx (4.48 x 3.27 approx)

UPVC double glazed window. Carpeted flooring. Wall mounted radiator

### Bedroom 5

17'1" x 8'1" approx (5.22 x 2.48 approx)

UPVC double glazed window. Carpeted flooring. Wall mounted radiator

### Family Bathroom

10'4" x 8'10" approx (3.17 x 2.70 approx)

UPVC double glazed opaque window. Carpeted flooring. Wall mounted double radiator. Partially tiled walls. Bath with dual heat up and handheld shower unit. Walk-in shower with handheld shower unit. Sink with dual heat tap. WC

### Front of Property

To the front of the property there is a two electric gated entrances, a large block paved driveway providing off the road parking for at least 7 cars alongside access into the double garage.

### Rear of Property

To the rear of the property there is an enclosed rear garden with a patio area that has steps leading up to the laid to lawn garden with shrubbery and flowerbeds. There is hedging and fencing to the boundaries.

### Double Garage

16'9" x 18'8" approx (5.12 x 5.70 approx)

Double up and over doors. UPVC double glazed window to the side elevation. Light & Power.

### Agents Notes: Additional Information

Council Tax Band: G

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky

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

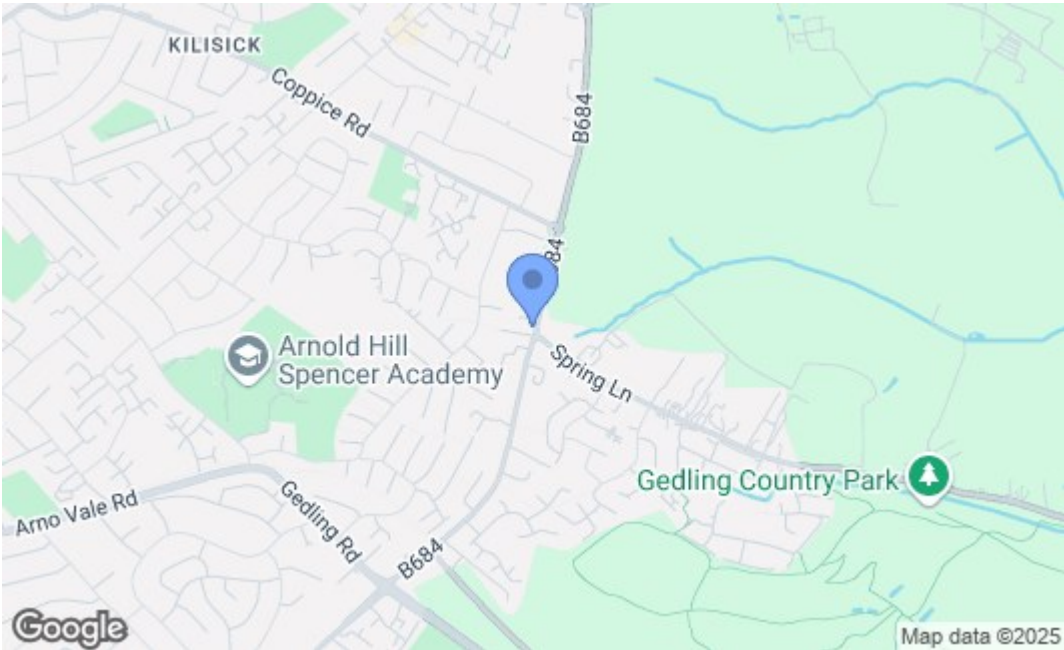
Non-Standard Construction: No

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                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| 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 |         |           |
| 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.