



Smiths
your property experts

Plains Road

Mapperley, Nottingham

- No upward chain
- Exceptional semi-detached family home
- Beautifully appointed living space over three floors
- Floor area measuring approximately 2,147 square feet
- Four double bedrooms and a family bathroom
- Generous ground-floor reception space
- Delightful rear gardens with outbuildings and a workshop
- Easy access to Nottingham city centre

General Description

Smiths Property Experts are excited to present this exceptional mature family home to the market with no upward chain. The property provides approximately 2,148 square feet of beautifully appointed living space set over three floors. Rarely does a property of such size, individuality, and grandeur become available at this price point. The property would make an exceptional purchase for a buyer searching for excellent value for money and space.

The Location

Mapperley is a sought-after residential area in Nottingham, providing convenient access to the town centre. The property is in a very good catchment area for schools. This mature and lovely suburb boasts a full range of excellent local amenities, sports clubs, and bus links.







The Property

The main house has been lovingly upgraded, renovated, and modernised by the current seller throughout their years of ownership. There is air conditioning providing both heating and cooling throughout the living space which is impressive and generous. In total, expect to find a staggering 2,148 square feet of accommodation presented in move-in condition throughout.

The internal layout extends to an entrance hall, a beautiful 29'0 long sitting/dining room with a bespoke fireplace, a fully refitted living kitchen, and a large garden room with a study area opening straight onto the private gardens. There is also a WC and a separate utility room. Upstairs over two floors are four large double bedrooms and a family bathroom. The room on the top floor boasts a glazed balcony to the front and has access to a WC/dressing room. The space was used by the current owner as an annexe to the main accommodation for relatives.

The Outside

The property is set back from the desirable Plains Road in Mapperley. There is a private block-paved driveway to the front. To the rear are wonderful lawned gardens with a private aspect. Stocked with year-round colour and generous borders, the gardens are beautiful. There is also a collection of timber outbuildings, a workshop, and a lovely sun-filled block-paved seating terrace.







Property Information

EPC Rating: D

Tenure: Freehold. Council Tax Band: D.

Local Authority: Gedling Borough Council.

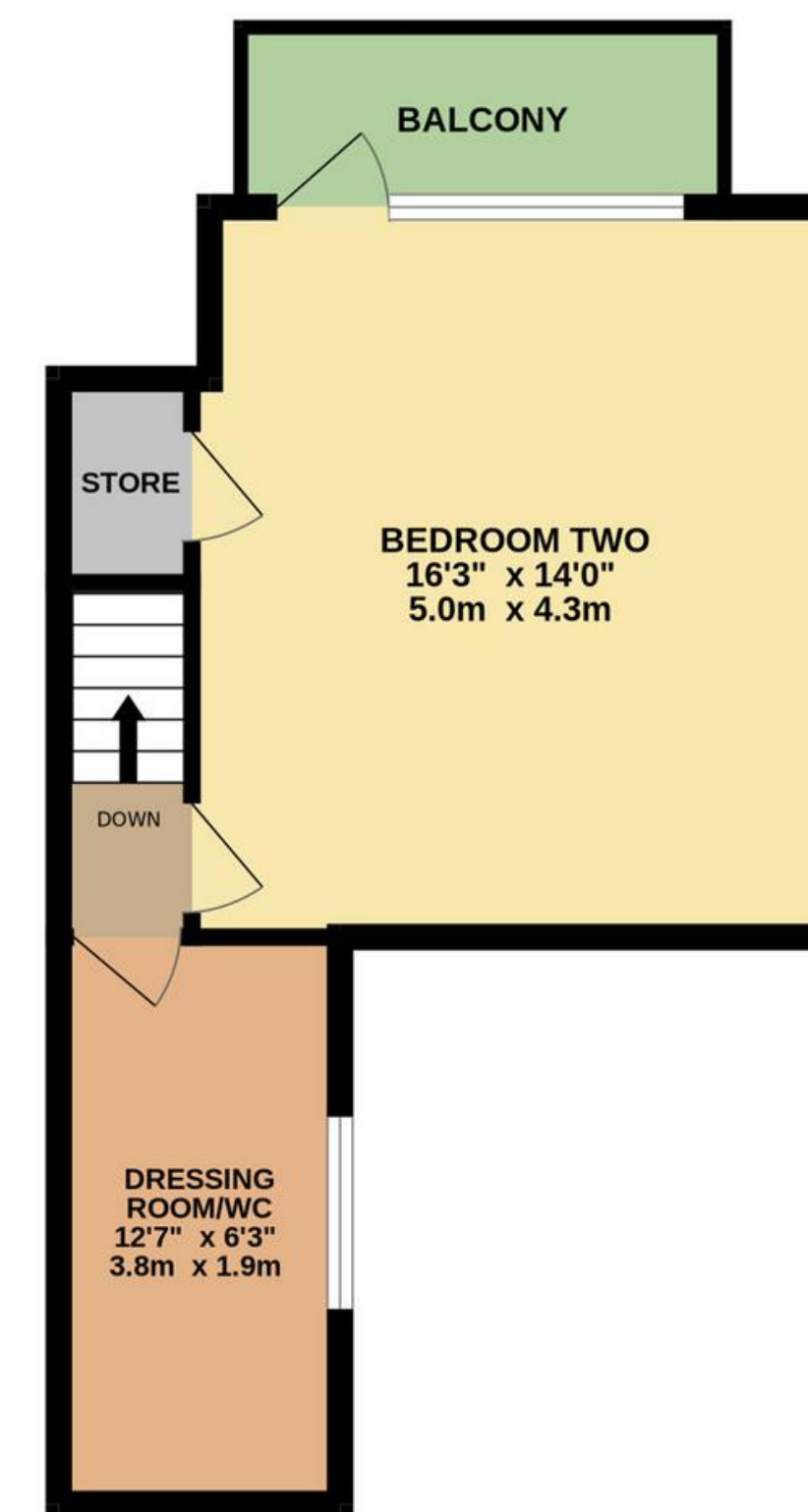
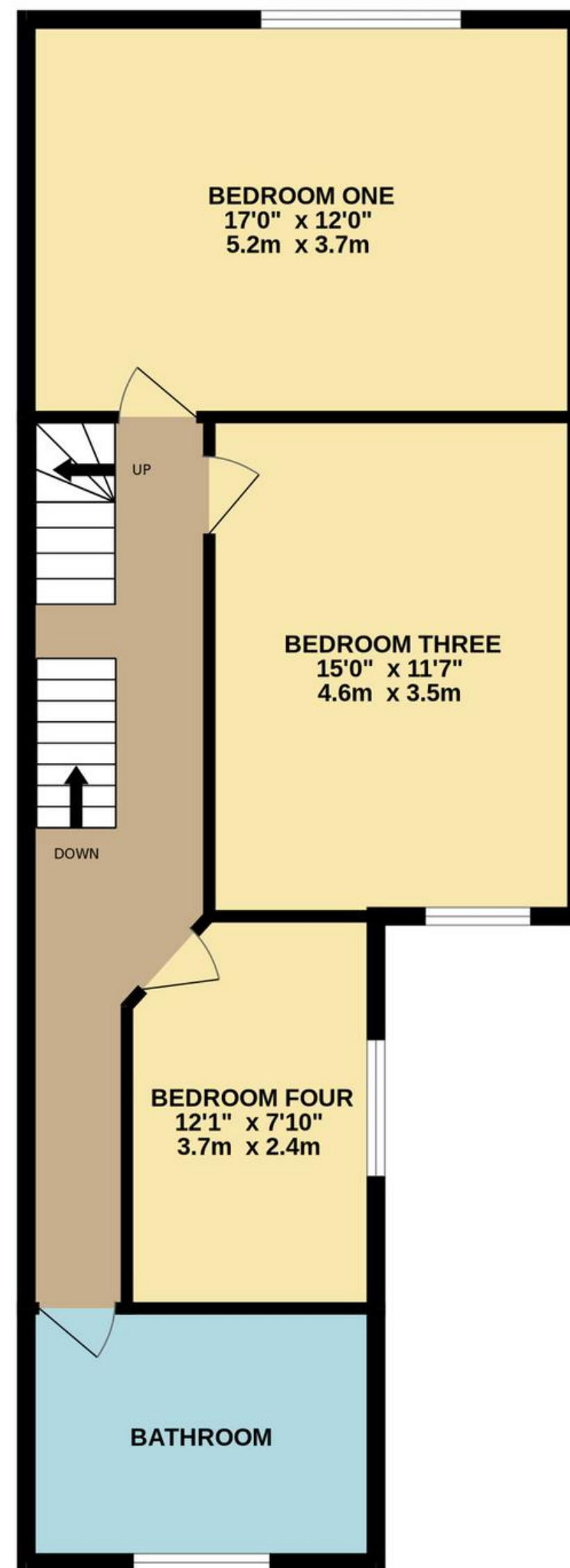
Important Information

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Smiths Property Experts

Smiths Property Experts are a modern, forward-thinking estate agency that strives to offer excellent advice and customer service. Experienced and adept at all things property, our firm can assist with mortgages, insurance, solicitor contacts, planning permission and development execution. Above all, we are happy to offer advice tailored to you as a potential client, or as a potential purchaser of one of our client's properties. You are invited to contact us if you require assistance with anything 'house or home'.





TOTAL FLOOR AREA : 2148 sq.ft. (199.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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01509 278842

sales@smithspropertyexperts.com

smithspropertyexperts.com



