

# HoldenCopley

PREPARE TO BE MOVED

Westdale Lane, Mapperley, Nottinghamshire NG3 6ES

---

Guide Price £650,000 - £700,000

Westdale Lane, Mapperley, Nottinghamshire NG3 6ES



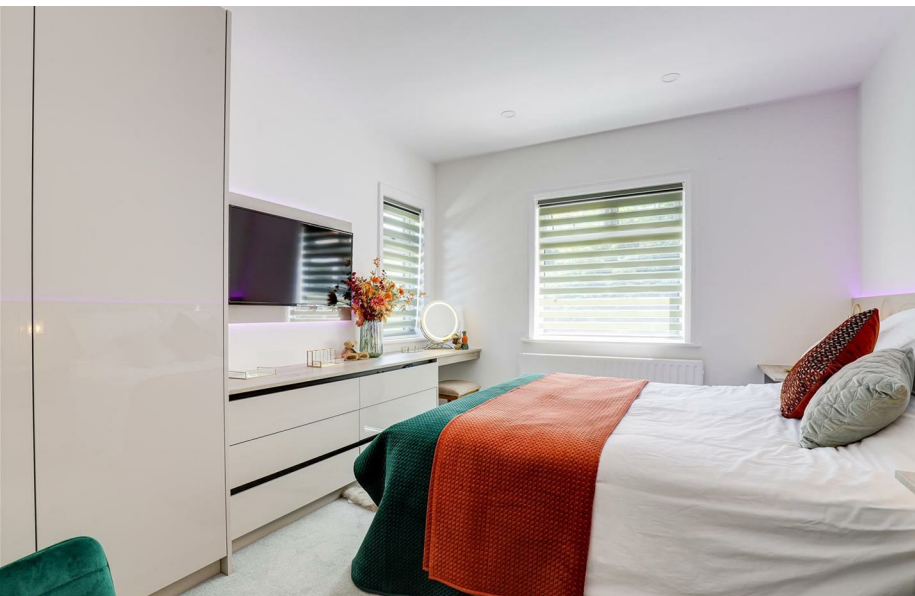
GUIDE PRICE £650,000 - £700,000

### STUNNING FOUR-BEDROOM DETACHED HOME IN SOUGHT-AFTER MAPPERLEY LOCATION...

Located in the heart of Mapperley, just a short walk from the vibrant shops, cafés, and restaurants of Mapperley Tops, this beautifully presented and much-loved family home offers exceptional space, flexibility, and style. Set behind electric gates on a generous plot, the property combines modern upgrades with a layout perfect for both everyday living and entertaining. Stylishly extended and immaculately maintained, the home offers four double bedrooms, three reception rooms, including a bright living room and a cosy snug and a striking open-plan kitchen, dining, and living space with underfloor heating, a central island, and French doors opening onto the rear garden. A bespoke media wall adds a modern focal point, while the downstairs office offers excellent potential for conversion into a self-contained annexe or flat. Additional features include a contemporary cloakroom/WC, a separate utility room, and a dedicated wet room with a built-in electric sauna. Upstairs, the beautifully styled master bedroom includes bespoke fitted wardrobes and an en-suite, with three further bedrooms served by a modern family bathroom. Outside, the electric gates open to a large horseshoe driveway providing parking for up to eight cars and access to a spacious garage. The private rear garden has been thoughtfully landscaped for low maintenance and year-round enjoyment, with multiple patios, mature planting, wildflower borders, and a central lawn providing a peaceful retreat. Lovingly cared for and upgraded to a high standard, this home is perfect for families, professionals, or multi-generational living. With excellent schools and transport links nearby, it presents a rare opportunity to move into one of Mapperley's most sought-after area.

MUST BE VIEWED!





- Substantial Deatched House With Four Double Bedrooms
- Three Reception Rooms & Bespoke Media Wall
- Impressive Open-Plan Kitchen/Diner With Underfloor Heating
- Stylish Master Bedroom With Fitted Wardrobes & Modern En-Suite
- Contemporary Family Bathroom & Additional Ground Floor W/C
- Separate Utility Room, Cloakroom & Wet Room With Built-In Electric Sauna
- Downstairs Office With Plumbing - Ideal For Annexe Or Self-Contained Flat Conversion
- Secure Electric Gates, Large Horseshoe Driveway For Up To Eight Cars & Spacious Garage
- Private, Low-Maintenance Rear Garden With Stunning Wildflower Planting & Multiple Patios
- Beautifully Maintained Throughout & Located Close To Shops, Cafés, Schools & Transport Links





GROUND FLOOR

Entrance Hall

6'11" x 11'6" (2.12m x 3.52m)

The entrance hall features tiled flooring, carpeted stairs, a radiator, a picture rail, and UPVC double-glazed obscure windows flanking a single composite door providing access into the accommodation.

Living Room

15'0" x 12'10" (4.58m x 3.92m)

The living room features carpeted flooring, a radiator, ceiling coving, and a feature fireplace with a decorative mantelpiece. There is a UPVC double-glazed window to the side elevation and a large UPVC double-glazed bay window to the front, allowing plenty of natural light into the space.

Snug

13'10" x 12'11" (4.23m x 3.94m)

The snug benefits from tiled flooring, a radiator, ceiling coving, and partially panelled walls for added character. There's a feature fireplace and surround, an internal stained glass window, a UPVC double-glazed window to the front elevation, and a single UPVC door providing access to the side of the property.

Kitchen Diner

10'11" x 25'5" (3.34m x 7.75m)

The kitchen diner is fitted with a range of sleek base and wall units featuring handleless cabinetry and granite worktops, including a central feature island. An undermount stainless steel sink and a half with drainage grooves and a swan neck mixer tap is set into the worktop. Integrated appliances include a double oven, an induction hob with a downdraft extractor fan, a dishwasher, a freezer, and a tall fridge. The space is finished with a radiator, LED strip lighting, recessed spotlights, and a UPVC double-glazed window to the rear elevation. The dining area features tiled flooring, a radiator, and partially panelled walls. Additional details include ceiling coving, recessed spotlights, and a UPVC double-glazed window to the side elevation.

Family Room

17'3" x 10'4" (5.27m x 3.15m)

The living room features tiled flooring with underfloor heating, ceiling coving, and recessed spotlights. A bespoke media wall with a feature fireplace creates a stylish focal point, complemented by partially panelled walls. UPVC double-glazed windows surround the space, while double French doors open out to the rear garden, filling the room with natural light.

Hall

6'11" x 3'2" (2.12m x 0.99m)

The hall features tiled flooring, ceiling coving, and recessed spotlights, and also provides internal access to the garage.

W/C

6'3" x 5'5" (1.91m x 1.66m)

This space features a concealed low level dual flush W/C with built-in storage and shelving, a countertop wash basin with a mixer tap, ceiling coving, recessed spotlights, tiled flooring, and a UPVC double-glazed obscure window to the side elevation.

Cloak Room

6'4" x 6'7" (1.95m x 2.01m)

The cloak room has tiled flooring and ample storage space.

Garage

24'1" x 3'10" (7.35m x 1.17m)

The garage benefits from quarry tiled flooring and features two single UPVC doors, offering convenient access to both the front and rear gardens.

Garage

19'10" x 8'10" (6.05m x 2.70m)

The garage features quarry tiled flooring, an electric up-and-over door, and offers access to the utility room, office, and sauna, making it a practical and versatile space within the home.

Hall

5'4" x 2'9" (1.64m x 0.86m)

The hall has quarry tiled flooring and includes convenient access to the airing cupboard, offering practical storage space.

Utility Room

8'8" x 7'3" (2.66m x 2.21m)

The utility room is fitted with base and wall units topped with rolled-edge worktops, and includes a stainless steel sink and drainer with a mixer tap. There's a wall-mounted boiler, partially tiled walls, and space with plumbing for both a washing machine and tumble dryer. The room also features quarry tiled flooring, a radiator, and a UPVC double-glazed window overlooking the side elevation.

Office

11'5" x 6'1" (3.50m x 1.87m)

The office features tiled flooring and fitted wall-to-wall wardrobes. It includes a loft hatch, a UPVC double-glazed window to the side elevation, and a single UPVC door leading to the rear garden.

Wet Room

9'0" x 8'2" (2.76m x 2.49m)

The wet room is finished with tiled flooring and walls, equipped with an electric shower and a convenient wall-mounted hairdryer. The built-in sauna offers a luxurious space designed for relaxation and wellness.

FIRST FLOOR

Landing

6'6" x 20'3" (max) (1.99m x 6.18m (max))

The landing features carpeted flooring, a picture rail, and a UPVC double-glazed obscure stained glass window to the side elevation. It provides access to the first-floor accommodation.

Master Bedroom

10'11" x 12'6" (3.33m x 3.82m)

The main bedroom features carpeted flooring, a radiator, and recessed spotlights. It benefits from bespoke built-in furniture, including wardrobes, drawers, a dressing table, bedside tables, and a media cabinet with LED lighting. There are two UPVC double-glazed windows to the side and rear elevations, plus convenient access to the en-suite bathroom.

En-Suite

5'8" x 5'6" (1.75m x 1.69m)

The en-suite features a concealed low-level dual flush W/C, a vanity storage unit with a wash basin and mixer tap, and a shower enclosure with an overhead halo shower. It also includes a heated towel rail, recessed spotlights, an extractor fan, and tiled walls and flooring. A UPVC double-glazed obscure window to the rear elevation completes the room.

Bedroom Two

15'7" x 12'10" (4.77m x 3.93m)

The second bedroom features carpeted flooring, a radiator, ceiling coving, and a wall-mounted air conditioning unit. A UPVC double-glazed bay window overlooks the front elevation, filling the room with natural light.

Bedroom Three

13'10" x 12'11" (4.23m x 3.94m)

The third bedroom offers laminate wood-effect flooring, a radiator, and ceiling coving. It includes a loft hatch and two UPVC double-glazed windows overlooking the front and rear elevations, allowing plenty of natural light.

Bedroom Four

6'11" x 8'9" (2.11m x 2.67m)

The fourth bedroom features laminate wood-effect flooring, a radiator, and ceiling coving. A UPVC double-glazed window to the front elevation fills the room with natural light.

Bathroom

7'8" x 8'10" (2.36m x 2.71m)

The bathroom features a concealed low-level dual flush W/C, a vanity storage unit with a wash basin and mixer tap, and a panelled bath with an overhead rainfall shower fixture. It also includes a heated towel rail, recessed spotlights, an extractor fan, and tiled walls and flooring. Two UPVC double-glazed obscure windows to the rear and side elevations.

OUTSIDE

Front

To the front of the property, two double electric gates open onto a horseshoe driveway, providing ample off-road parking for multiple vehicles. There is also access to the garage and a gated side entrance leading to the rear garden. The front garden is well-maintained, featuring a lawn, established plants and shrubs, and is enclosed by fence paneling and brick wall boundaries.

Rear

To the rear of the property is a private, landscaped garden featuring two patio seating areas and a gravelled section with a central circular lawn. The space is surrounded by a variety of mature plants, shrubs, and trees, with fence paneling and hedge borders providing a sense of privacy and seclusion.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps and Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band F

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

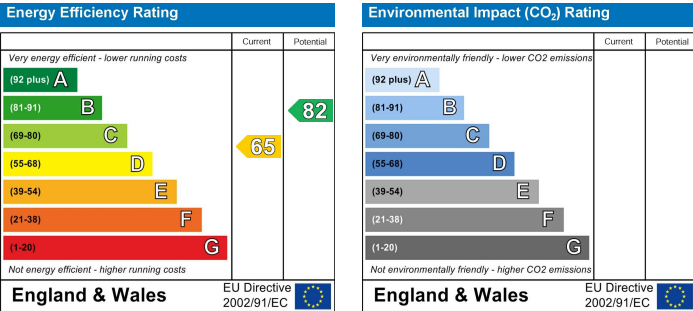
The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



# Westdale Lane, Mapperley, Nottinghamshire NG3 6ES

**HoldenCopley**  
PREPARE TO BE MOVED



FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
© HoldenCopley

**0115 7734300**

**906A Woodborough Road, Mapperley, Nottingham, NG3 5QR**

**mapperleyoffice@holdencopley.co.uk**

**www.holdencopley.co.uk**

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.