



349 Mapperley Plains, Mapperley, NG3 5RS

Asking Price £700,000

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MAPPERLEY PLAINS

MOTIONS
BY EMAIL

349 Mapperley Plains

Mapperley, NG3 5RS

- Five double bedrooms
- Large hall & galleried landing
- Large kitchen diner & utility
- Three bathrooms (2 en-suite)
- Three reception rooms
- Electric gates & solar panels

An impressive executive detached house with accommodation and garaging approaching 3000 ft², including five double bedrooms, three bathrooms, three reception rooms and a featured galleried landing in this highly sort after location!

Asking Price £700,000



Overview

Within walking distance there is a Sainsbury's Local and the very popular Spring Lane Farm Shop, with Gedling Country Park and open countryside just a short drive away. Mapperley's thriving shopping area is also close by offering a wide choice of local retailers, bars, restaurants and cafes.

Approached via two sets of electric gates onto an ample block paved driveway and double garage, with a large west-facing garden to the rear. Accommodation consists of a large hallway with dog-leg staircase leading to the lovely galleried landing. There are three main reception rooms, including a recently fully fitted study, a downstairs cloakroom/WC and a spacious dining/breakfast kitchen with double doors leading out to the large full-width patio and lawn, and a separate utility room with connecting door to the garages. Upstairs, there are five double bedrooms, family bathroom and en-suite shower rooms to bedrooms 1 & 2. The master bedroom also has an adjoining full-length dressing room/area with three sets of large built-in double wardrobes. The property also has a modern Worcester Bosch combination gas boiler, solar panels and is very well presented throughout, with viewing strongly advised!

Entrance Porch

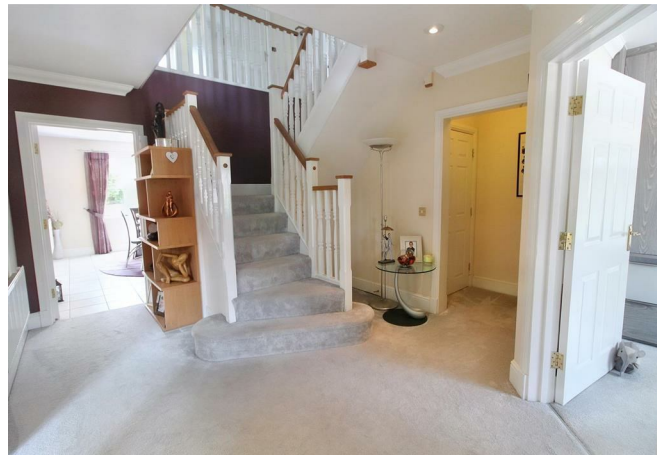
With UPVC double-glazed front door and side window, slate-coloured floor tiles, electric panel heater and composite secondary door through to the hallway.

Hallway

Dog-leg staircase leading to the landing, radiator, coving, ceiling downlights and under-stair cupboard. Doors lead to the dining kitchen, study and downstairs toilet, with glazed panel double doors leading to the lounge.

Downstairs Toilet

Consisting of a dual flush toilet and pedestal wash basin with half-tiled walls, radiator and extractor fan.



Study

A range of modern shelved cupboards with soft close doors, fitted desk and surround with additional drawers, shelves and further shelved cupboards. Radiator, coving and UPVC double-glazed front window.

Lounge

With multiple perimeter ceiling downlights and ceiling speakers, chimney breast with illuminated glass display shelves on either side, two radiators, UPVC double glazed front and side windows and double doors leading through to the rear dining/sitting room.

Dining/Sitting Room

With multiple ceiling downlights, radiator, UPVC double-glazed side window and UPVC double-glazed double doors and windows leading out to the rear garden. Door leads through to the dining/breakfast kitchen.

Dining/Breakfast Kitchen

The dining area also has double doors leading out to the rear garden. The main kitchen area has a range of wall and base units with over-head pelmet downlights, contrasting worktops, upstands and inset one-and-a-half bowl stainless steel sink unit and drainer. Appliances consist of brushed steel electric oven and a separate microwave, five-ring gas hob with matching steel splashback and extractor canopy. There is also an integrated dishwasher, circular granite breakfast table/bar, tiled floor, ceiling downlights, UPVC double-glazed rear window and door through to the utility room.

Utility Room

Matching base units with worktops and stainless steel sink unit and drainer with tiled splashbacks. Plumbing for washing machine, tiled floor, modern WorcesterBosch combination gas boiler, UPVC double-glazed side window, double-glazed composite rear door and door through to the garage.

First Floor Landing

A large galleried landing with an airing cupboard housing the large hot water cylinder, loft access, ceiling downlights and radiator.

Bedroom 1

With a full-length adjoining dressing room, ceiling downlights, radiator and UPVC double glazed rear window.

Dressing Room

With three large built-in double wardrobes, ceiling downlights and a radiator

En-suite

With fully tiled walls and contrasting floor tiles with underfloor heating, the suite consists of a large walk-in shower with twin fixed-head rain showers, a second mixer, additional body jets and recessed shelving. Concealed cistern toilet, twin sinks with vanity drawers, chrome ladder towel rail, ceiling downlights, UPVC double-glazed rear window and large vanity cupboard with automatic light.

Bedroom 2

Two built-in double wardrobes, radiator, UPVC double glazed rear window and ceiling downlights.

En-suite

Consisting of a large recessed cubicle with mains fixed-head rain shower and second mixer. Half tiling to the remaining walls, pedestal wash basin, dual flush toilet, ladder-style towel rail, ceiling downlights, electric shaver point and UPVC double-glazed side window.

Bedroom 3

UPVC double glazed front window and radiator.







Bedroom 4

UPVC double glazed front window and radiator.

Bedroom 5

UPVC double-glazed front window and radiator.

Family Bathroom

Consisting of a fully tiled shower cubicle with chrome mains shower, bath, dual flush toilet and pedestal washbasin. Half tiling to the remaining walls, radiator, electric shaver point, ceiling downlights and UPVC double-glazed rear window.

Outside

To the front, two sets of remote wrought iron gates provide access on to the ample block paved driveway. Twin up-and-over doors lead into the GARAGE which has light, power, UPVC double-glazed side window and also houses the solar panel inverter. Side gates access leads to the rear. To the rear is an extensive, stone-flagged patio with wall lighting, LED flood light and external power. Central steps lead up to the large lawn, enclosed with a mixture of mature privet hedging and fencing to the perimeter.

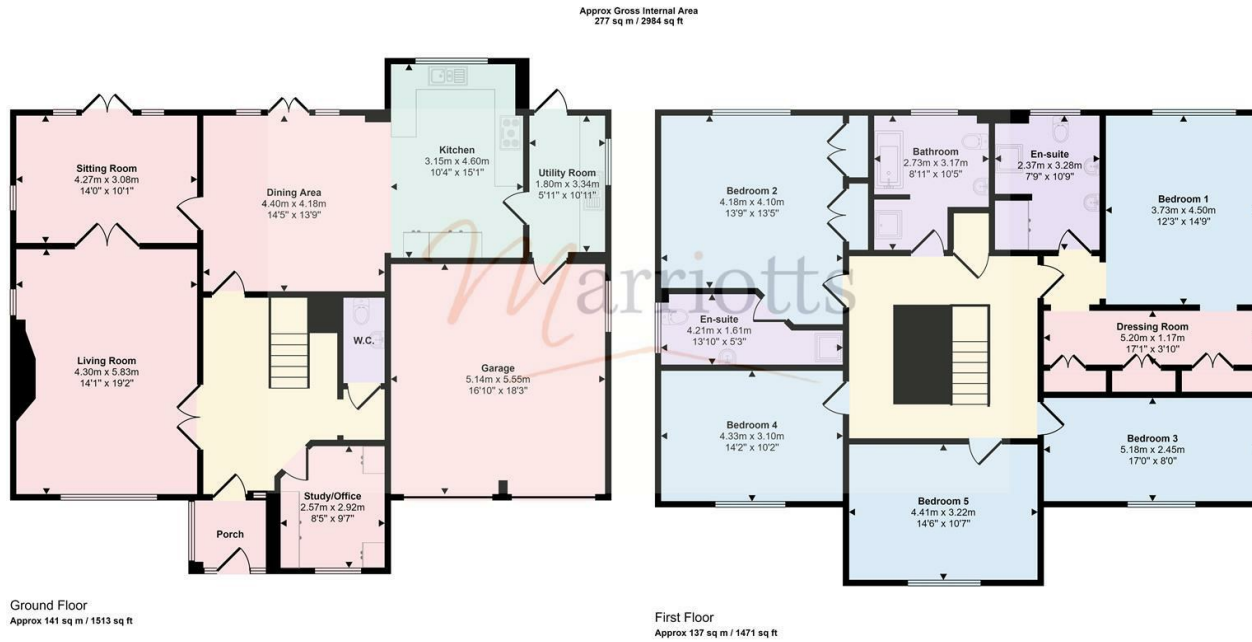
Useful Information

TENURE: Freehold

COUNCIL TAX: Gedling Borough Council - Band G







This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	87
(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	



Please contact us on **0115 953 6644** should you wish to arrange to view this property or if you require any further information.

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