



199 Plains Road, Mapperley, NG3 5RF
Offers Over £795,000

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Marriotts



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- Five bedrooms
- Large separate utility room
- Extensive frontage and rear gardens
- Master en-suite & dressing room
- Full length living room & separate study
- NO UPWARD CHAIN

**** HUGE PRICE DROP!! **** A substantial detached family home in a highly regarded position on Plains Road, with five bedrooms, master bedroom with dressing room and en-suite and a great size plot approaching 0.5 acres, with extensive block-paved parking and double garage!



Offers Over £795,000



Overview

Set back from the road and accessed via remote electric gates, this impressive detached house on Plains Road offers a perfect blend of space, comfort, and convenience. Built in 1972, the property boasts a generous 2,586 square feet of living space, making it an ideal family home.

As you enter, you are greeted by a spacious hallway with herringbone wooden flooring and four well-appointed reception rooms, including a full-length living room, adjoining dining room, a study perfect for remote work, and a conservatory which opens out to the large rear garden. The fitted breakfast kitchen is both functional and stylish, with several integrated NEFF and Bosch appliances, complemented by a large separate utility room that adds practicality.

The property features five spacious bedrooms, with the master suite accessed via a separate hall off the landing and consisting of a large bedroom, modern en-suite and a separate dressing room with plenty of wardrobes and views over the garden, providing a private retreat from the rest of the house. The additional bedrooms are versatile and can accommodate family and guests and there is an impressive refurbished family bathroom with feature bath, separate walk in shower and a separate toilet.

Set on a substantial plot of nearly half an acre, the home enjoys elevated rear views, extensive block paved courtyard driveway and is in a fabulous and sought after location, just a few minutes' walk from Mapperley's thriving shopping area, offering a variety of amenities, cafes, bars, restaurants and independent retailers.

This property is a rare find, combining spacious living with a prime location, making it an excellent choice for those seeking a family home on the outskirts of Nottingham. Don't miss the opportunity to make this wonderful house your new home.

Entrance Hall

Entrance porch with a secondary door, solid wood herringbone flooring. Oak balustrade staircase leading to the first-floor landing with a large under-stair cupboard.

Cloakroom

Washbasin with tiled surround, overhead cupboards and tiled floor through to the downstairs WC which has a dual flush toilet and extractor fan.

Study

With UPVC double glazed front window.

Living Room

Feature stone fireplace, surround and hearth with living flame gas fire. Four wall light points, double-glazed sliding patio door through to the conservatory and access to a separate dining area, also with UPVC double-glazed rear window.

Kitchen

A wide range of units with soft close doors, quartz worktops and upstands with concealed worksurface downlighting. Appliances consist of Neff electric double oven, a separate Bosch four-ring gas hob and extractor canopy and integrated Bosch dishwasher and an integrated fridge. LED downlights, tiled floor, UPVC double glazed rear window and door through to the utility room.

Utility Room

With double base unit, worktops and plumbing for a washing machine, tiled floor, recessed ceiling spotlights and UPVC double-glazed high-level side window, door to the garage and UPVC double-glazed sliding patio door to the rear garden.

First Floor Landing

A half galleried landing with UPVC double glazed front window, a separate toilet with half-tiled walls and a corridor leading to the master suite.

Bedroom 1

UPVC double-glazed front window, double-glazed side window, two radiators, door to the en-suite and dressing room.

En-suite

With half-tiled walls, the suite consists of a large cubicle with a chrome mains shower and full height tiling, Bidet, dual flush toilet and twin sinks with granite surround and cupboards, wall units and a large vanity mirror with light. Ceiling downlights, chrome ladder towel rail and extractor fan.

Dressing Room

Built-in four and three-door wardrobes, free-standing dressing table and chest of drawers, ceiling downlights, radiator and UPVC double glazed rear window.

Bedroom 2

Two built-in double wardrobes with over head storage, UPVC double glazed front and side windows.

Bedroom 3

Built-in double wardrobe, UPVC double glazed rear window.

Bedroom 4

UPVC double glazed front window and pedestal washbasin.

Bedroom 5

UPVC double glazed rear window and double wardrobe.

Family Bathroom

A refurbished bathroom consisting of a feature oval bath with central mixer tap, separate large walk-in glass partition shower with rain shower and pre-heat control, wave-shaped floating washbasin, two anthracite towel rails, double airing cupboard housing the gas boiler and hot water cylinder, LED downlights, slate tile flooring, LED illuminated vanity mirror and UPVC double glazed rear window.

Outside

To the front, remote electric double gates lead onto an expansive block paved courtyard driveway with an electric up-and-over door leading into the garage. The garage has side windows, gas and electric meters, light, power and an integral boiler room which houses the warm air central heating boiler. To the rear, there is a large patio and an extensive lawned rear garden with mature borders.

Material Information

TENURE: Freehold

COUNCIL TAX: GBC -Band F

PROPERTY CONSTRUCTION: cavity brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: no



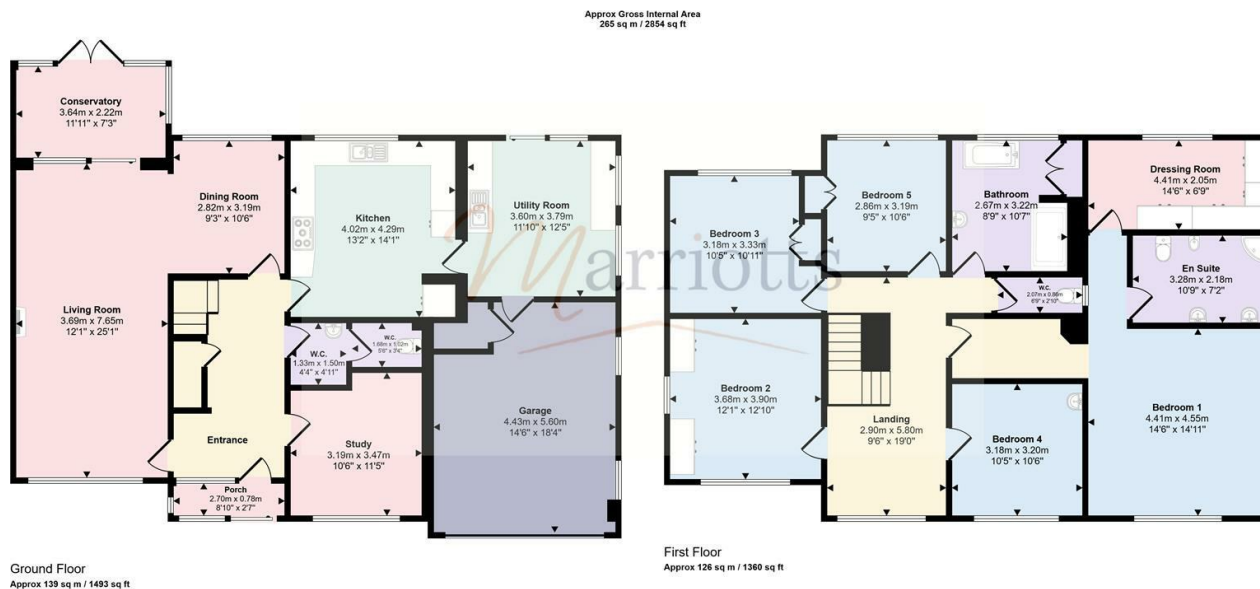




CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no
FLOOD RISK: very low
ASBESTOS PRESENT: n/k
ANY KNOWN EXTERNAL FACTORS: n/k
LOCATION OF BOILER: gas - bathroom cupboard. Warm air- garage boiler room
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER:
MAINS ELECTRICITY PROVIDER:
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER: n/k
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.
ELECTRIC CAR CHARGING POINT: not available.
ACCESS AND SAFETY INFORMATION: level access







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	
(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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