



6 Woodland Drive, Mapperley park, NG3 5EX

£1,300,000



Marriotts







# 6 Woodland Drive

## Mapperley park, NG3 5EX

- Remarkable detached family home, located on a sought after road in Mapperley Park
- Extended kitchen/lounge/diner, with bifold doors leading into the landscaped rear garden
- Sonas sound system, underfloor heating, electric double gates
- 5 double bedrooms, 4 with en-suite bathrooms and 2 with walk in wardrobes.
- Living room, gym, home office, utility room and double garage

Beautifully presented and finished to the highest standard, this exceptional detached family home has been lovingly renovated by the current owners. Located on a sought after road in Mapperley Park conservation area, the property boasts 5 double bedrooms, 4 with en-suite bathrooms and 2 with walk in wardrobes. The extended kitchen/lounge/diner is the heart of the home having a stylish well equipped Sheraton kitchen. The dining area has a sky light and large bifold doors leading into the landscaped garden. A feature see through fireplace mirrors into the formal dining room, there is a comfortable family living room, gym, home office, utility room and downstairs wc. Wooden electric gates give access to the driveway and up to the double garage. A Sonas sound system is installed throughout the property adding an extra level of luxury, as are solid oak wooden floors downstairs solid oak internal doors throughout and Hilary's wooden shutters to all windows. A balcony can be accessed from bedrooms 1 and 3, which has an additional seating area and stunning views. This unique property is not to be missed if you are searching for a property with character and style, in a tranquil setting yet within easy reach of Nottingham city centre.



£1,300,000



### Overview

Nestled on the prestigious Woodland Drive in the Mapperley Park conservation area of Nottingham, this remarkable detached family home is a true gem. The property has been meticulously renovated to the highest standard by its current owners, offering a blend of modern luxury and classic charm.

The home boasts five spacious double bedrooms, four of which feature en-suite bathrooms, providing both comfort and privacy. Two of the bedrooms are enhanced with walk-in wardrobes, perfect for those who appreciate ample storage. The heart of the home is undoubtedly the extended kitchen/lounge/diner, which is both stylish and functional. It is equipped with Neff appliances, including two ovens and a microwave, alongside a double sink with a Quooker boiling water tap and two wine fridges. The dining area is bathed in natural light thanks to a skylight and large bifold doors that open onto a beautifully landscaped garden, creating an ideal space for entertaining. Additional features include a comfortable family living room, a gym, and a home office complete with an integrated bean-to-cup Siemens coffee machine. The utility room is equipped with a Smeg six-ring range oven, and a convenient downstairs WC adds to the practicality of the layout. Accessed through elegant wooden electric gates, the property includes a driveway leading to a double garage. For those who enjoy music, a Sonos sound system is installed throughout the home, enhancing the luxurious atmosphere. Solid oak wooden floors grace the downstairs areas, all internal doors are solid oak as well, while Hilarys wooden shutters adorn all windows, adding a touch of sophistication. Bedrooms one and three offer access to a balcony with an additional seating area and stunning views, providing a serene retreat.

This unique property is a must-see for anyone seeking a home with character and style, set in a tranquil environment yet conveniently close to Nottingham city centre.

### Entrance

the composite front door opens into the entrance hall which has solid oak floors flowing into the dining room, gym and office area. Underfloor heating also runs throughout the entire downstairs of the property.



### Living room

The comfortable living room is carpeted, has a feature bay window with restored wood frame windows and double glazing, side double glazed window both with Hilary's fitted shutter blinds. Built in bay window seat with hidden storage, Sonas in-ceiling speakers, feature wall with living flame gas fire and LED light up corning.

### Gym

The gym has a mirrored wall, oak flooring, double glazed window with Hilary's fitted shutter blinds.

### Dining room

The dining room has solid oak flooring, half panelled walls, double glazed window to the front with Hilary's fitted shutter blinds, LED light up corning, feature chimney with a see through fireplace, open walk way leads into the kitchen/lounge/dining space.

### Office space

Open from the hallway the office space is tucked in the corner with a side facing double glazed window with Hilary's fitted shutter blinds, there is a phone entry system for the main gates and an integrated Siemens bean-to-cup coffee machine.

### Downstairs cloakroom

With half panelled walls, traditional vanity sink unit with mixer tap and storage under, Dorset Marron Pattern floor tile, extractor fan and traditional high level toilet.

### Utility room

Fitted with wall and floor grey cabinets, worktop, stainless steel sink & splashbacks and having space for a washer and dryer. There is a Smeg 6-ring range cooker with double ovens and Fisher & Pangkel dish washer. Opening into the rear lobby where the boiler cupboard and plant room can be found. An double glazed doors also gives access to the garden.

### Kitchen/Lounge/Dining space

This extended kitchen/lounge/dining space has porcelain floor tiles throughout and large bi-fold doors which open into the garden. Upon entering there is lounge space facing the see through fireplace, the dining area behind has a skylight above allowing natural light to flood in. The well equipped Sheraton Kitchen has a central island with a breakfast bar and wine fridges either side, a Neff induction hob opposite, low level cupboard space and strip lighting. There is ample storage space in the further wall units, under counter lighting, as well as space for an American style fridge freezer and integrated Neff double ovens and microwave. On the far wall is a double bowl sink, one with mixer tap and the other with a Quooker boiling water tap.

### Landing

The first floor is accessed via a solid oak staircase, handrail and glass balustrade, leading to the carpeted landing, a feature window looks out onto the balcony.

### Bedroom 1

A private carpeted hallway passes the open en-suite bathroom and leads you to the master bedroom suite. Upon entering the walk-in wardrobes is to the right and is fitted with solid wood shelves and rails on either side. A mirrored sliding door at the far end which gives access to an additional dressing area. The main bedroom area is carpeted, has three vertical radiators, two double glazed windows looking out to the rear and a double glazed door accessing the balcony.

### En-suite bathroom

Fully tiled porcelain walls and floor, double ended free standing bath and free standing chrome mixer tap & shower head, vanity unit with round countertop wash hand basin & mixer tap, back to wall toilet & duel flush plate, walk in shower cubicle with mosaic floor tiles, rain water shower head and triple concealed thermostat controls. There is a heated towel rail, radiator and a large double glazed window looking to the rear. Loft access is also available, which is boarded, has electrics and a pull down ladder. There is space available to covert, subject to the necessary consents.

### Bedroom 2

With fitted wardrobes, double glazed bay window with and side double glazed window both with Hilary's fitted shutter blinds, radiator and fitted wooden window seat

### En-suite shower room

Having fully tiled walls and floors, vanity wash hand basin unit & mixer tap, toilet with duel flush, double shower cubicle with glass sliding door and rain water shower head, extractor fan, heated towel rail.











### Bedroom 3

The third bedroom has a double glazed door, with internal blinds, giving access to the balcony looking out to the rear, a further double glazed window looks out to the side and has Hilary's fitted shutter blinds. The room is carpeted, has a radiator and a walk in wardrobe which also leads to the en-suite bathroom.

### En-suite bathroom

The fully tiled bathroom suite has a heated towel rail and double glazed window to the side which is fitted with Hilary's shutter blinds. There is a toilet with duel flush, vanity wash hand basin unit with pull out drawers and mixer tap, shower cubicle with glass door and rainwater shower head, and double ended free standing bath and free standing chrome mixer tap & shower head.

### Bedroom 4

With carpet, radiator, double glazed window to the front with Hilary's fitted shutter blinds

### En-suite shower room

This fully tiled en-suite has a double shower cubicle with glass sliding door, rainwater shower head and hand held shower head, toilet with duel flush, vanity wash hand basin unit with pull out drawers and mixer tap, radiator, double glazed window with Hilary's shutter blind.

### Bedroom 5 / Current cinema room

Currently being used as a cinema room and accessed from Bedroom 4, stairs lead down to the main floor area. There is a radiator, carpet and wine fridge. Please note the window in this room is currently covered for the desired current use.

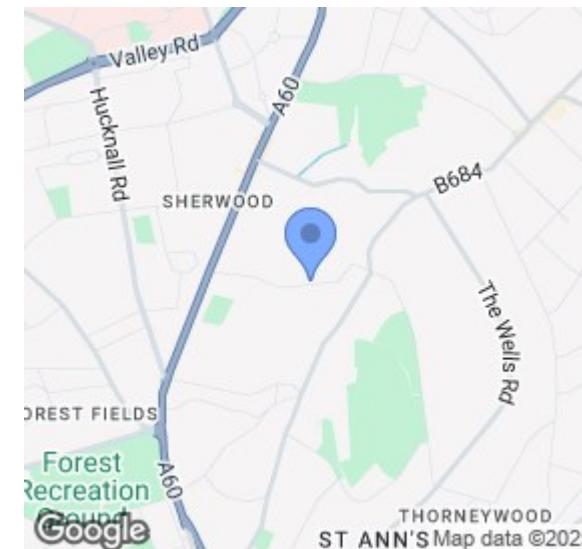
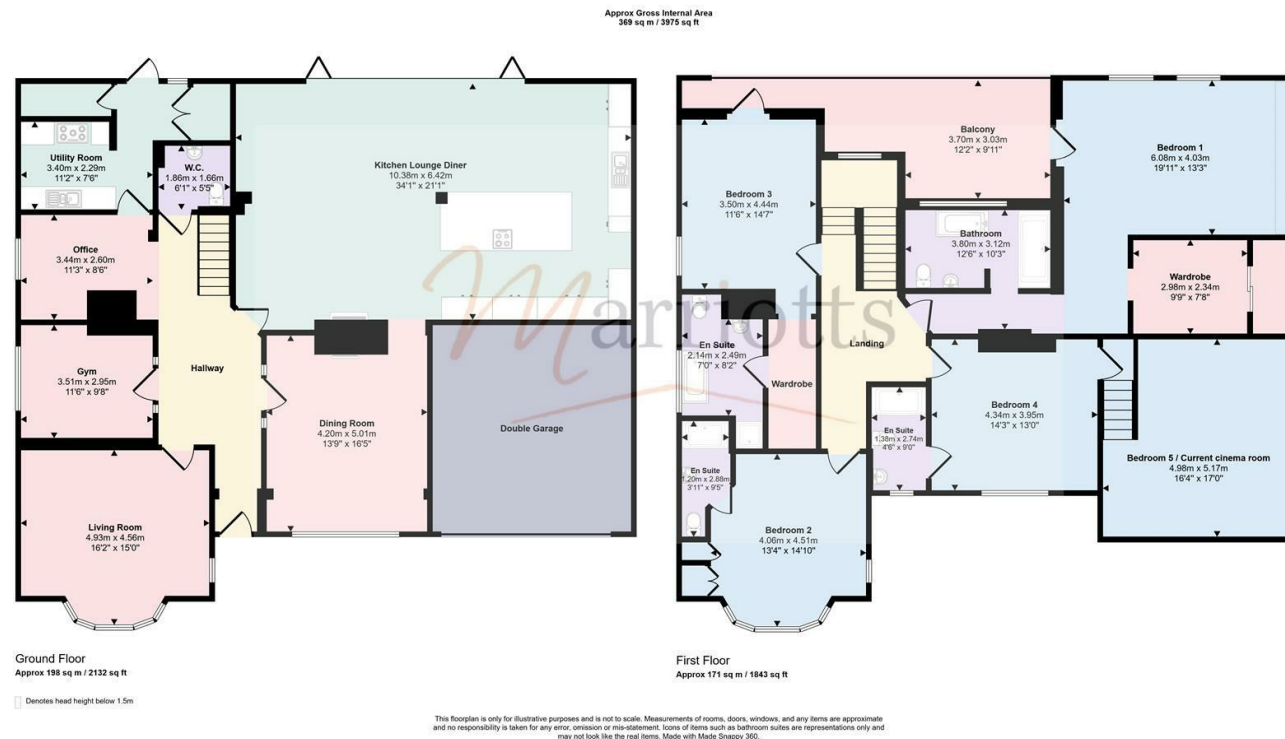








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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