



4



3



3



B

**DavidJames**  
the estate agent

**Plains Road, Mapperley, Nottingham, NG3 5QX**

**Guide Price £800,000**



# About This Property

GUIDE PRICE £800,000 - £850,000 An immaculately presented & individually designed 4 bedroom executive detached family home which must be viewed to be fully appreciated, situated within easy reach of Mapperley's excellent range of amenities, variety of local schools & Nottingham city centre. The ground floor accommodation boasts zonal underfloor heating & consists of an impressive entrance hall with cloakroom/WC, a versatile study, a spacious lounge with a fantastic separate dining room, a beautiful orangery with French doors as well as a stunning open plan dining kitchen with an adjoining utility room & a generous range of units with integrated appliances. Upstairs, a feature central landing gives access to the 4 double bedrooms which are complemented by fitted wardrobes to all rooms, 2 en-suites, a master dressing room alongside a superb Villeroy & Boch family bathroom. The loft space also benefits from boarding for storage, a fitted ladder as well as access to both power & lighting. Outside, the property sits back from Plains Road along a private driveway with electric gates & an intercom system with block paving inside the grounds providing parking & access to the 3 car electric-door garages. The enclosed rear garden is mainly lawned with an initial patio area to take advantage of the southerly-facing aspect whilst to the side of the house, a recently constructed insulated outbuilding with both power & lighting currently provides a useful gym space. Viewing is highly recommended!

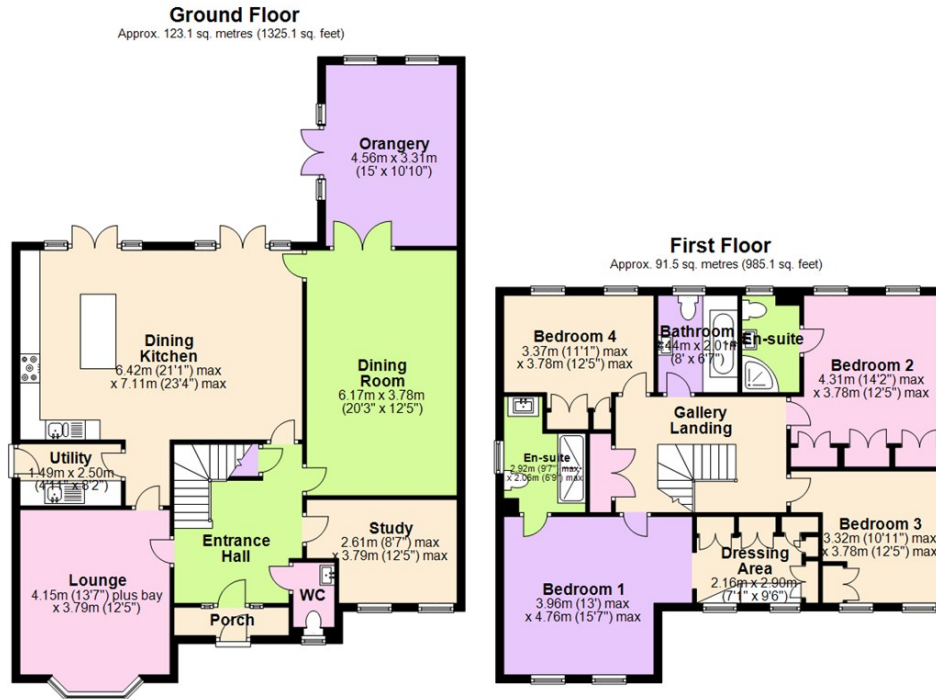
- Executive detached family home
- 4 bedrooms (master with dressing room)
- Impressive entrance hall with porch & cloakroom/WC
- Spacious lounge & separate versatile study/home office
- Fantastic dining room with a beautiful adjoining orangery
- Stunning dining kitchen with integrated appliances & utility room
- Villeroy & Boch family bathroom & 2 en-suites
- Southerly facing lawned garden with patio area
- Insulated outbuilding with power & lighting (current gym)
- Gated driveway with garaging for 3 vehicles



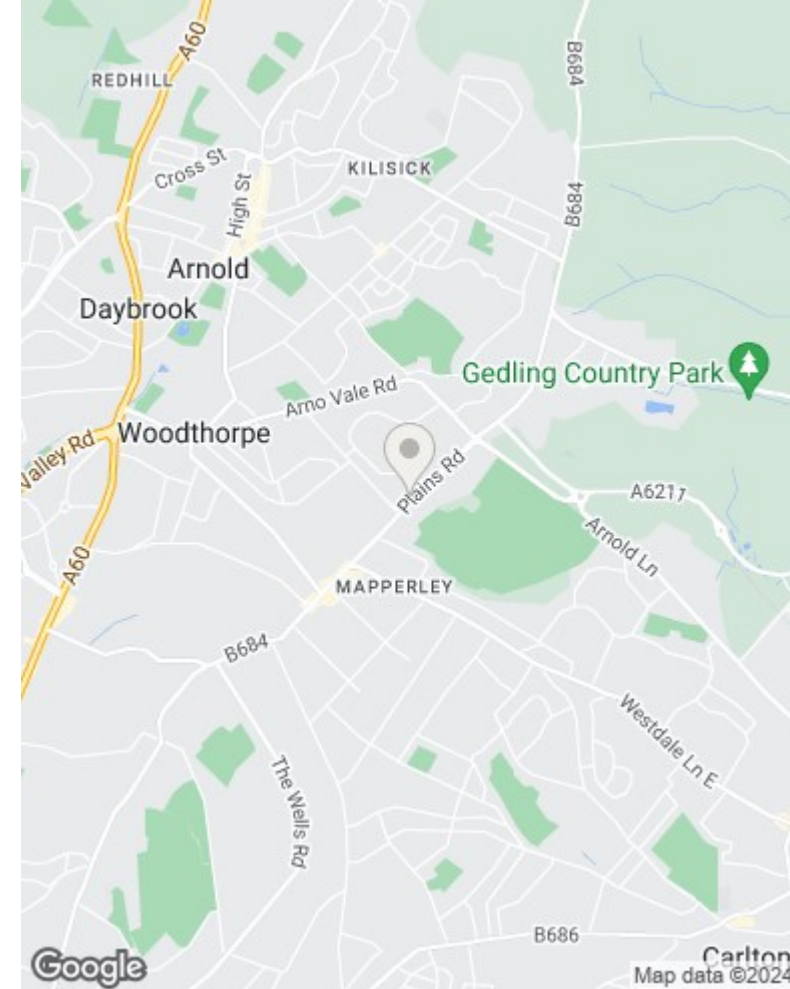








Total area: approx. 214.6 sq. metres (2310.2 sq. feet)



These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property. All services, together with electrical fittings or fitted appliances have NOT been tested. All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only. The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing. If you have a property to sell you may wish to take advantage of our free valuation service. David James Estate Agents 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 company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis: W A Barnes Ltd: £60 including VAT. All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average). MoveWithUs Limited: £188 including VAT (average).

**Council Tax Band: G**  
**Gedling Borough Council**  
**Freehold**

**DavidJames**  
the estate agent

David James Estate Agents  
45b Plains Road, Nottingham, NG3 5JU  
t: 0115 962 4213 e: mapperley@david-james.com

naea | **propertymark**  
**PROTECTED**

**The Property Ombudsman**