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**DavidJames**  
the estate agent

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

**Guide Price £800,000**

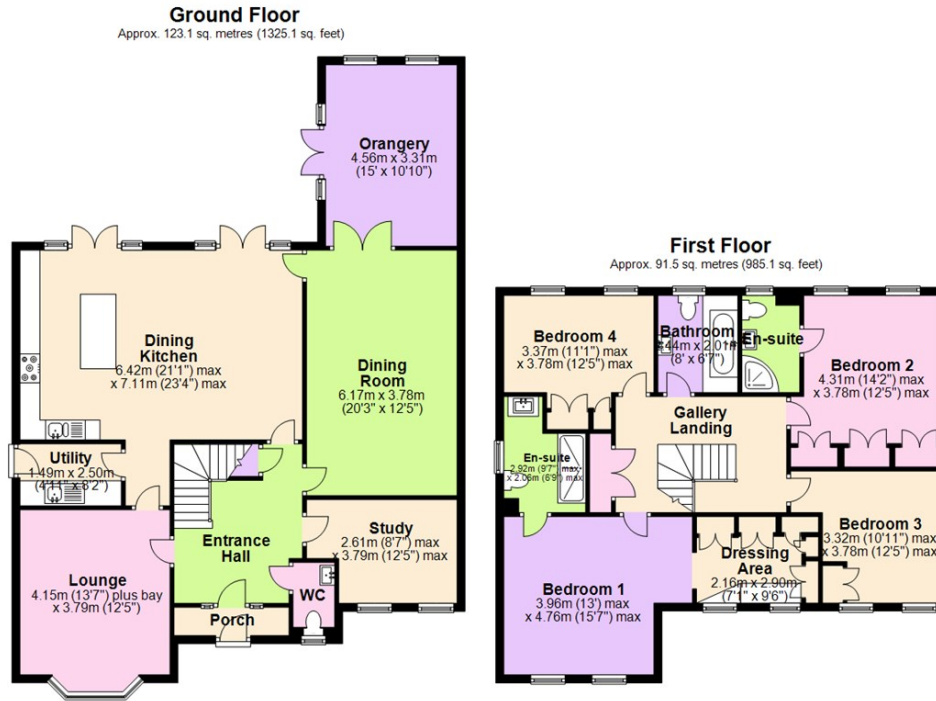
# About This Property

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



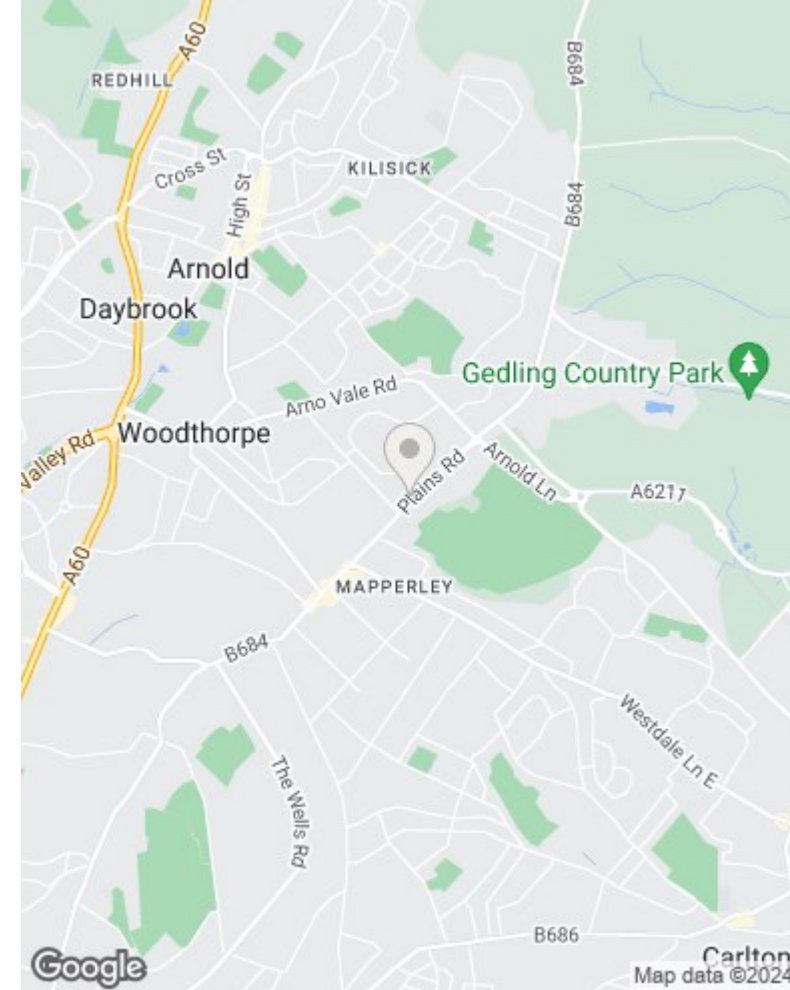




**Ground Floor**  
Approx. 123.1 sq. metres (1325.1 sq. feet)

**First Floor**  
Approx. 91.5 sq. metres (985.1 sq. feet)

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



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

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