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**DavidJames**  
the estate agent

**College Road, Mapperley, Nottingham, NG3 6FD**

**Guide Price £550,000**

# About This Property

GUIDE PRICE £550,000 - £575,000. This impressive modern three-storey detached family home in Mapperley offers spacious and stylish living throughout. Boasting four double bedrooms, three of which feature fitted wardrobes, the first floor also includes an en-suite shower room/Wc. The pièce de résistance, however, is the second-floor master bedroom suite, complete with a walk-in wardrobe and an en-suite shower room/Wc with underfloor heating, walk-in shower area with mains shower, and contemporary design. The entrance hall sets the tone with a tiled floor and striking half-height feature panelling, leading to a ground floor study/snug adorned with a feature panelled wall. The lounge exudes elegance with laminate flooring, a gas fire set within a modern fireplace, feature panelling, and a bay window fitted with shutters. The heart of the home is the stunning open-plan dining kitchen and family room, where tiled flooring extends throughout. The central island unit provides additional seating and there is also an integrated double oven, a hob, dishwasher, microwave, and even a wine cooler. The family room area shines with its vaulted ceiling, skylight windows, underfloor heating, feature panelled wall, and bi-fold doors that open to two elevations, flooding the space with natural light. A highlight of the first floor is the stunning family bathroom/Wc, featuring a freestanding bath, twin vanity unit, and a walk-in shower area with mains shower and a rainwater shower head. Additional amenities include gas central heating, UPVC double glazing, and a security alarm system. The enclosed lawned rear garden is a tranquil retreat with a curved patio area and outdoor lighting. There is a double-width driveway, and the double garage comes complete with an electric roller door and glazed French doors that open to the rear garden.

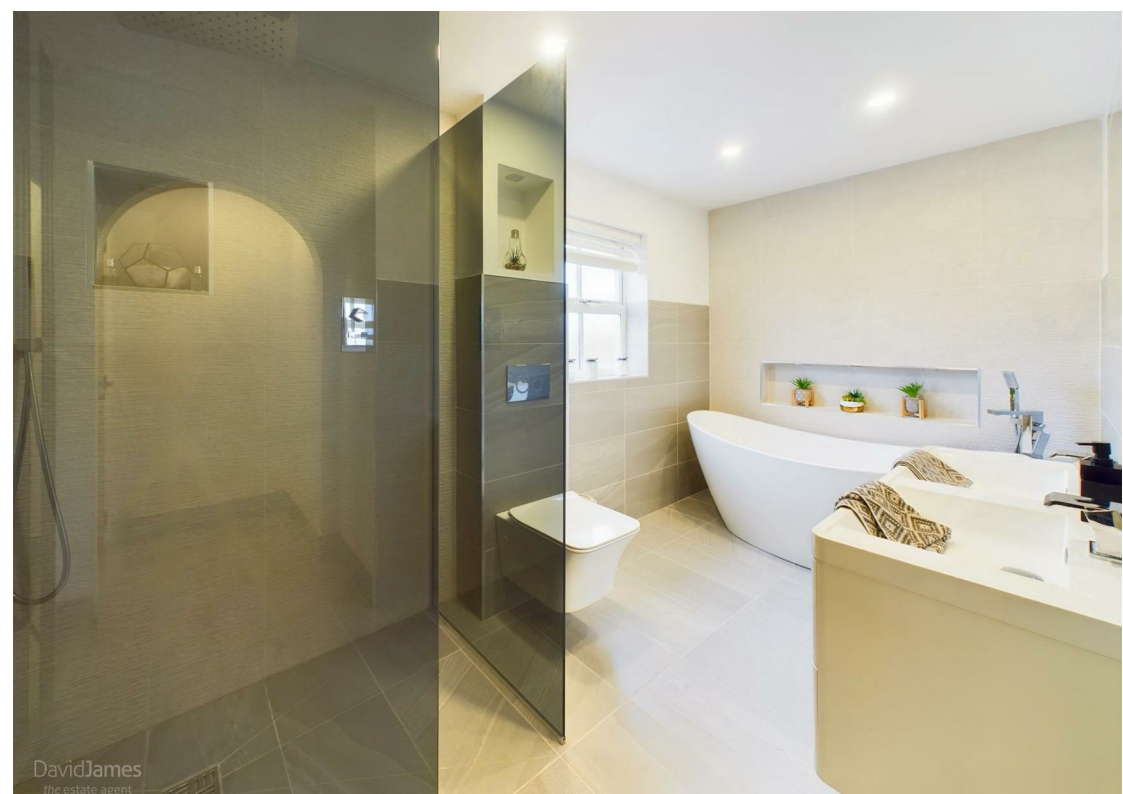


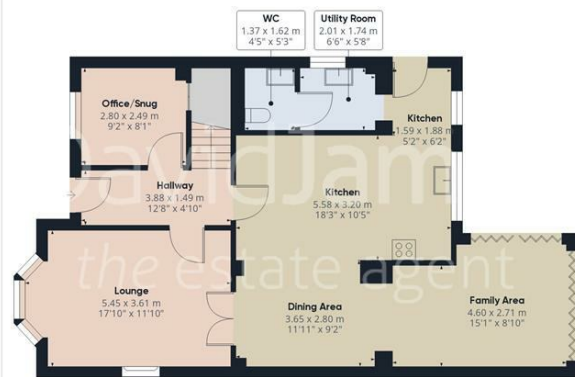
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- Modern three storey detached family home
- Four double bedrooms, three first floor bedrooms with fitted wardrobes, one with en-suite shower room/Wc and a second floor master bedroom suite with walk-in wardrobe and en-suite shower room/Wc with underfloor heating and walk-in shower area with mains
- Entrance hall with tiled floor and half height feature panelling, ground floor study/snug with feature panelled wall
- Lounge with laminate flooring, gas fire set to a modern fireplace, feature panelling and bay window with fitted shutters
- Stunning open plan dining kitchen and family room with tiled floor throughout, central island unit with seating and integrated double oven, hob, dishwasher microwave and wine cooler
- Family room area with vaulted ceiling with skylight windows, underfloor heating, feature panelled wall and bi-fold doors to two elevations
- Stunning first floor family bathroom/Wc with freestanding bath, twin vanity unit and walk in shower area with mains shower and rainwater shower head
- Gas central heating, UPVC double glazing, alarm system
- Enclosed lawned rear garden with curved patio area and outside lighting
- Double width driveway provides off road parking, double garage with electric roller door and glazed French doors to the rear garden



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Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



**Approximate total area<sup>8</sup>**

212.82 m<sup>2</sup>  
2290.75 ft<sup>2</sup>

**Reduced headroom**

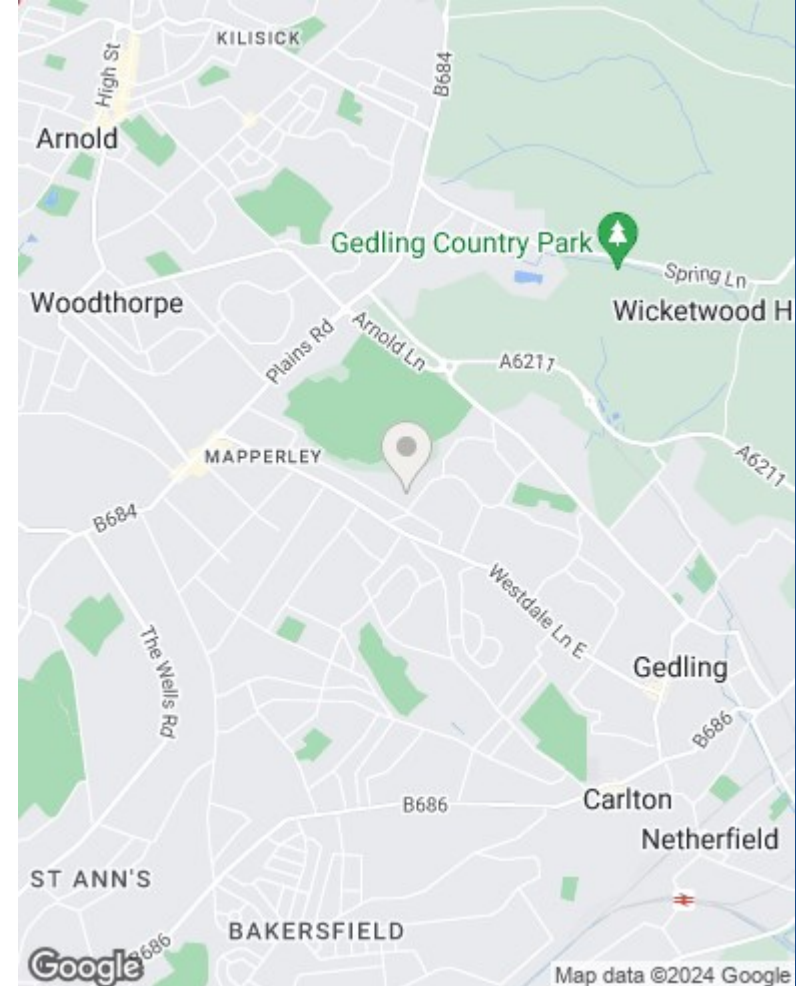
4.9 m<sup>2</sup>  
52.7 ft<sup>2</sup>

Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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

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