



Plot 57 MAPPERLEY PLAINS, NOTTINGHAM

£660,000 Freehold

Detached Family Home • Four Generous Bedrooms • Expansive Open-Plan Modern Fitted Kitchen, Dining & Family Area With Bi-fold Doors • Separate Living Room With Feature Bay Window And Private Downstairs Study Space • Utility Room & Ground Floor W/C • Generous Principal Bedroom With En-Suite & Fitted Wardrobes • Contemporary Bathroom & Two En-Suites • Private Driveway With EV Charger & Detached Double Garage • Private Rear Garden

- Receive £30,000* to personalise this home



Receive £30,000* to personalise this home

£660,000

STUNNING HIGH-SPECIFICATION DETACHED FAMILY HOME IN A HIGHLY DESIRABLE DEVELOPMENT...

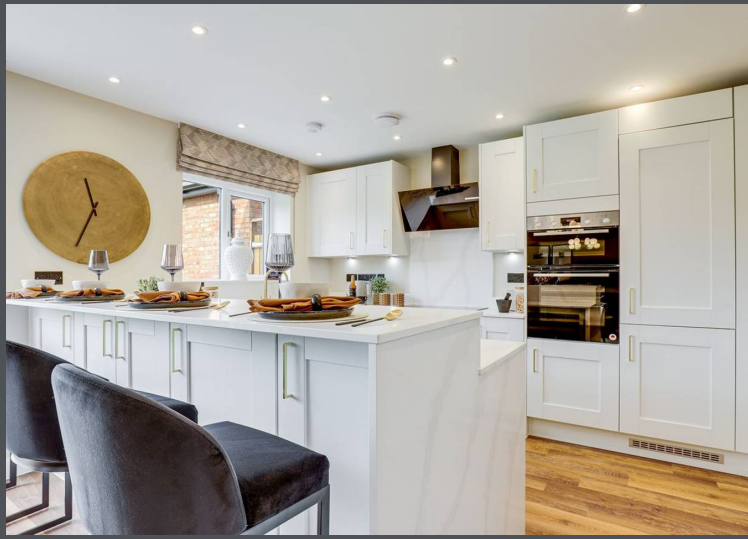
Located within the highly desirable Mapperley Meadows development by Cameron Homes, this detached property is the popular Kipling design, showcasing stylish, impeccably presented interiors finished to an excellent standard throughout. Carefully planned with modern family living in mind, the home offers generous, well-balanced accommodation that is ready to move straight into. The setting provides convenient access to local amenities, reputable schools, and strong transport connections, while also benefiting from attractive views over nearby open fields. The ground floor features a spacious bay-fronted lounge, ideal for relaxing, along with a contemporary open-plan kitchen, dining, and family area. The kitchen is fitted with high-quality units and enhanced by bi-fold doors that open onto the rear garden, creating a smooth transition between indoor and outdoor spaces. A separate study, utility room, and ground floor WC complete this level. Upstairs, there are four well-sized bedrooms. The main bedroom includes a private en suite and fitted wardrobes. The second bedroom also benefits from its own en suite, while the remaining bedrooms are served by a modern family bathroom. Additional features include solar PV panels and smart HIVE-controlled heating. Outside, the property offers a driveway with off-street parking for two vehicles, an EV charging point, and a detached double garage. To the rear is a private garden, perfect for outdoor entertaining in the warmer months. ***T&Cs apply, speak to a Sales Advisor for further information.**

NO UPWARD CHAIN

The photographs are intended for marketing purposes only

Council Tax band: TBD

Tenure: Freehold



GROUND FLOOR

Living Room

11' 11" x 17' 9" (3.63m x 5.41m)

Kitchen

10' 1" x 12' 4" (3.07m x 3.77m)

Dining

10' 1" x 12' 4" (3.08m x 3.77m)

Family Area

10' 2" x 14' 5" (3.11m x 4.40m)

Utility

7' 8" x 6' 3" (2.33m x 1.90m)

Study

8' 10" x 7' 4" (2.68m x 2.23m)

w/c

3' 0" x 6' 3" (0.91m x 1.90m)

FIRST FLOOR

Principal Bedroom

16' 8" x 10' 5" (5.07m x 3.18m)

En-Suite

10' 10" x 6' 2" (3.30m x 1.88m)

Bedroom Two

11' 11" x 9' 1" (3.63m x 2.78m)

En-Suite

8' 10" x 4' 9" (2.70m x 1.45m)

Bedroom Three

13' 4" x 7' 10" (4.07m x 2.40m)

Bedroom Four

10' 10" x 9' 5" (3.30m x 2.88m)

Bathroom

8' 10" x 7' 1" (2.70m x 2.17m)

ADDITIONAL INFORMATION

Broadband Speed – Ultrafast 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed) Phone Signal – All 4G & 5G, some 3G Electricity – Mains Supply Water – Mains Supply Heating – Electric Heating – Connected to Mains Supply Septic Tank – No Sewage – Mains Supply Flood Risk – No flooding in the past 5 years+ Flood Risk Area – low chance of flooding Construction – Brick Mining Area – The information is not available for disclosure. Accessibility – No Other Material / Safety Issues – No known safety issues have been disclosed by the seller Any Legal Restrictions – No

DISCLAIMER

Agents Disclaimer: HoldenCopley, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.





Total area: approx. 1,732 sq.ft.

This floorplan is for illustrative purposes only.

All measurements, positions of walls, doors, windows, fittings and appliances are approximate, not to scale and should not be relied upon as a statement of fact. HoldenCopley, their clients and employees are not authorised to make or give any representations or warranties in relation to the property. No responsibility is taken for any statement that may be made in these particulars, which do not form part of any offer or contract. Areas, measurements and distances are approximate. Text, photographs and plans are for guidance only and may not be comprehensive. Planning, building regulation or other consents should not be assumed, and no services or equipment have been tested. Purchasers must make their own investigations before entering any agreement.

