





£425,000-£450,000



WESTDALE LANE
MAPPERLEY

- DETACHED HOME
- FIVE DOUBLE BEDROOMS
- TWO ENSUITES
- TWO RECEPTION ROOMS
- POPULAR LOCATION
- EPC C





Five Double Bedroom Detached Home with No Upward Chain

THIS SUBSTANTIAL AND VERSATILE FIVE DOUBLE BEDROOM FAMILY HOME, OFFERED TO THE MARKET WITH NO UPWARD CHAIN, PROVIDES GENEROUS ACCOMMODATION ARRANGED OVER THREE FLOORS, WITH TWO EN SUITES, A FAMILY BATHROOM, SPACIOUS RECEPTION ROOMS, DRIVEWAY PARKING AND AN INTEGRAL GARAGE.

THE PROPERTY IS SITUATED IN A SOUGHT-AFTER LOCATION, JUST A STONE'S THROW FROM MAPPERLEY TOP, WHICH OFFERS AN EXCELLENT RANGE OF AMENITIES AND FACILITIES, INCLUDING SHOPS, CAFÉS, BARS AND EATERIES, TOGETHER WITH CONVENIENT TRANSPORT LINKS AND ACCESS TO WELL-REGARDED LOCAL SCHOOLS.

THE PROPERTY IS ENTERED VIA A WELCOMING HALLWAY, WHICH PROVIDES ACCESS TO THE PRINCIPAL GROUND-FLOOR ACCOMMODATION, ALONG WITH A USEFUL WC AND INTERNAL ACCESS TO THE INTEGRAL GARAGE.

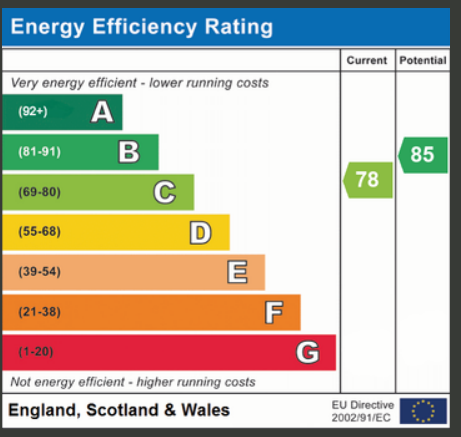
THE WELL-PROPORTIONED LIVING ROOM IS A BRIGHT AND INVITING SPACE, WITH FRENCH DOORS OPENING DIRECTLY ONTO THE REAR GARDEN AND DECKING, AND FLOWS INTO A SEPARATE DINING ROOM, CREATING AN EXCELLENT LAYOUT FOR BOTH EVERYDAY FAMILY LIVING AND ENTERTAINING.

THE KITCHEN IS FITTED WITH A RANGE OF CONTEMPORARY WALL AND BASE UNITS WITH COMPLEMENTARY WORK SURFACES, INTEGRATED APPLIANCES AND TILED FLOORING. A SEPARATE UTILITY ROOM PROVIDES ADDITIONAL PRACTICAL SPACE.

ACROSS THE UPPER FLOORS ARE FIVE GENEROUS DOUBLE BEDROOMS, OFFERING EXCELLENT FLEXIBILITY FOR A GROWING FAMILY, GUESTS OR THOSE REQUIRING HOME-WORKING SPACE. TO THE FIRST FLOOR ARE FOUR DOUBLE BEDROOMS, WITH BEDROOM TWO BENEFITING FROM AN EN SUITE SHOWER ROOM, ALONGSIDE A SEPARATE FAMILY BATHROOM. STAIRS RISE TO THE SECOND FLOOR, WHERE YOU'LL FIND THE IMPRESSIVE PRINCIPAL BEDROOM, COMPLETE WITH ITS OWN EN SUITE SHOWER ROOM.

OUTSIDE, THE PROPERTY BENEFITS FROM A GENEROUS DRIVEWAY PROVIDING OFF-ROAD PARKING AND ACCESS TO THE INTEGRAL GARAGE. TO THE REAR IS AN ENCLOSED GARDEN FEATURING A RAISED DECKED SEATING AREA, PAVED PATIO AND LAWN, PROVIDING AN IDEAL SPACE FOR RELAXING AND ENTERTAINING.

- FREEHOLD
- COUNCIL TAX; BAND E
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 174 SQ METERS





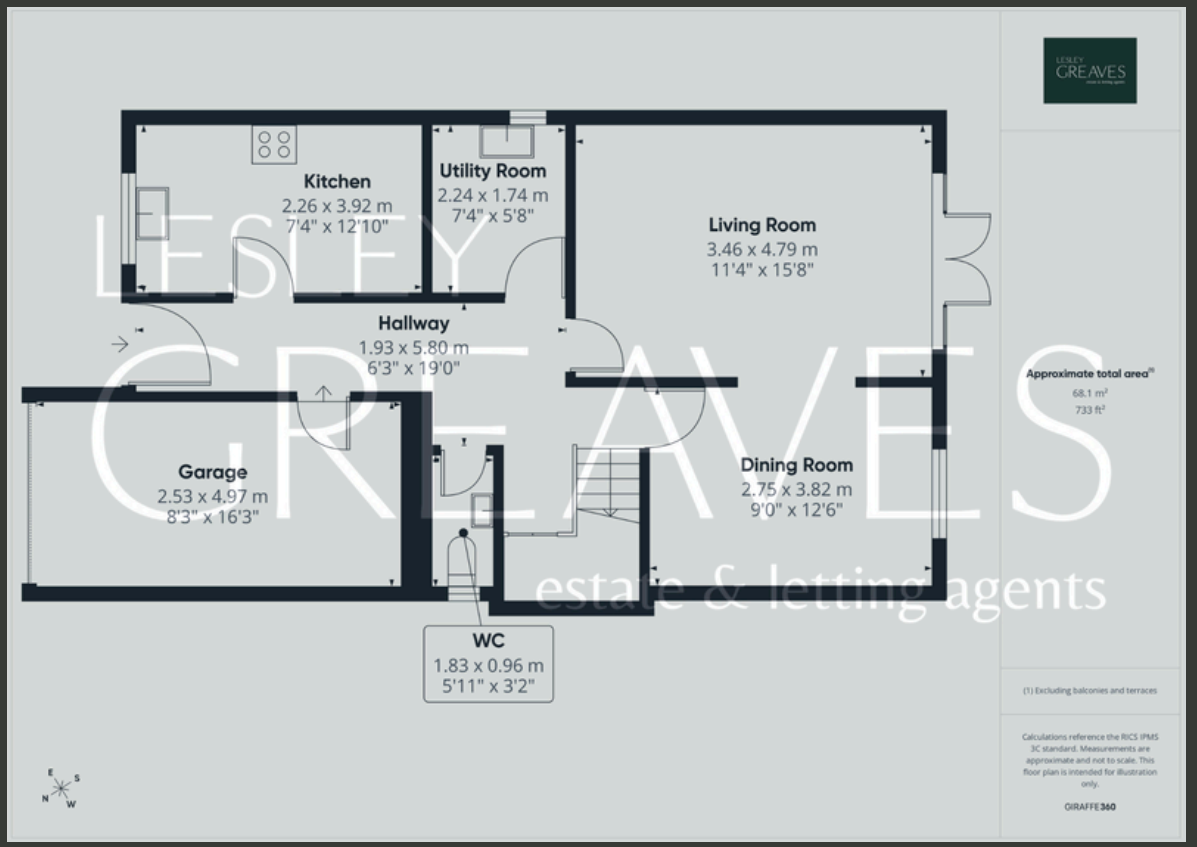


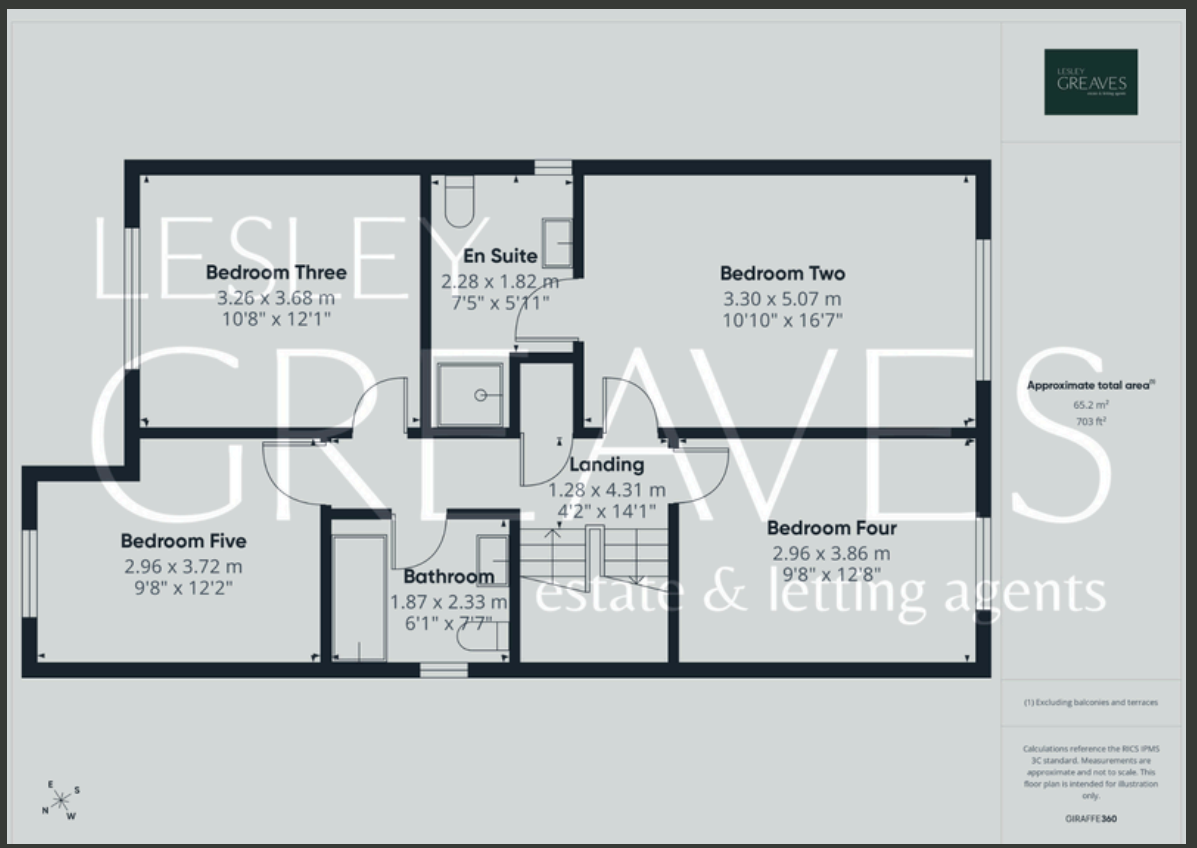


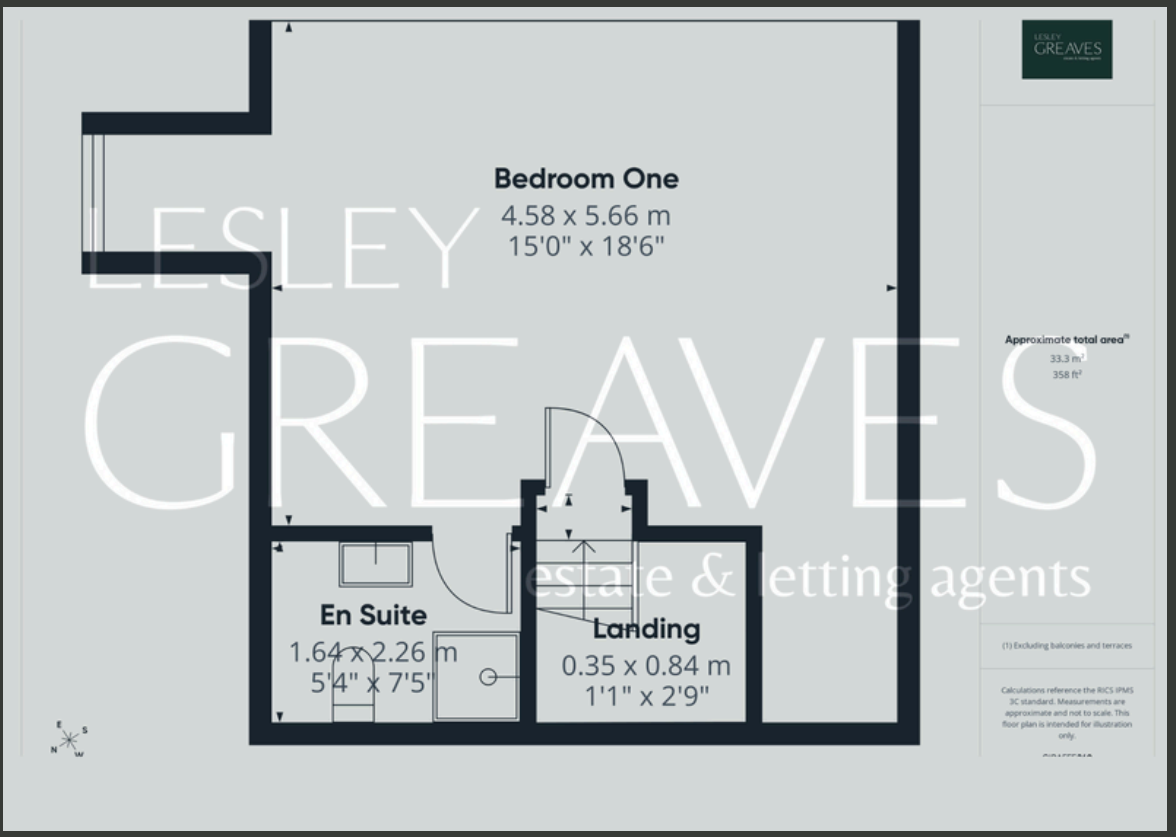







Kitchen
2.26 x 3.92 m
7'4" x 12'10"
Utility Room
2.24 x 1.74 m
7'4" x 5'8"
Living Room
3.46 x 4.79 m
11'4" x 15'8"
Hallway
1.93 x 5.80 m
6'3" x 19'0"
Garage
2.53 x 4.97 m
8'3" x 16'3"
Dining Room
2.75 x 3.82 m
9'0" x 12'6"
WC
1.83 x 0.96 m
5'11" x 3'2"
Approximate total area(1)
68.1 m²
733 ft²
(1) Excluding balconies and terraces
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
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Bedroom Three
3.26 x 3.68 m
10'8" x 12'1"
En Suite
2.28 x 1.82 m
7'5" x 5'11"
Bedroom Two
3.30 x 5.07 m
10'10" x 16'7"
Landing
1.28 x 4.31 m
4'2" x 14'1"
Bedroom Five
2.96 x 3.72 m
9'8" x 12'2"
Bathroom
1.87 x 2.33 m
6'1" x 7'7"
Bedroom Four
2.96 x 3.86 m
9'8" x 12'8"
Approximate total area(1)
65.2 m²
703 ft²
(1) Excluding balconies and terraces
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
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Agent's Note: These particulars have been prepared in good faith and are provided for guidance purposes only. While every effort has been made to ensure their accuracy, they should not be relied upon as exact. All measurements are approximate, and floor plans are for illustrative purposes only. Prospective buyers or tenants are advised to verify all details independently, conduct their own due diligence, and note that services, systems, and appliances have not been tested.

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