



421 Mapperley Plains,
Nottingham, NG3 5RW

£565,000
Tel: 01949 836678

**RICHARD
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PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

A great opportunity to purchase an interesting individual detached traditional family home which has seen a significant level of improvements over the years, extended to create an excellent level of accommodation lying in the region of 1600 sq ft.

The property offers a great deal of versatility in its layout with three reception areas as well as four bedrooms, ensuite and main bathroom.

A single storey addition to the side of the property encompasses what is currently utilised as a home office with adjacent generous utility and cloakroom but potentially this area of the house could become an annexe style facility, ideal for teenagers or dependent relative.

The property is tastefully presented throughout and has seen a general programme of thoughtful modernisation over the years with contemporary kitchen, bathroom and ensuite, the majority of the rooms with neutral decoration. The property also benefits from UPVC double glazing and gas central heating with upgraded boiler.

The current accommodation comprises an initial storm porch, entrance hall leading into the main sitting room with feature fireplace and bay window to the front. The hub of the home is undoubtedly going to become its superb L shaped open plan living/dining kitchen which is of generous proportions with access out into the rear garden. The initial kitchen is appointed with a generous range of units and integrated appliances and leads into a living/dining space with feature fireplace and bay window. This gives access into a useful utility room with home office off and ground floor cloakroom.

To the first floor leading off a galleried landing are four bedrooms, three of which benefit from fitted furniture and the master having ensuite facilities, there is a separate family bathroom.

The property occupies a pleasant plot set well back from the road behind a railing frontage with off road parking and pleasant established garden at the rear.

Overall this is an excellent home situated in an edge of town location affording wonderful open aspect to the front across fields and countryside beyond but still within easy reach of the heart of the City as well as the local amenities found a short distance away in Mapperley.

Overall viewing comes highly recommended to appreciate both the location and accommodation on offer.

Mapperley is an excellent well served suburb located on the edge of Nottingham offering a wealth of amenities on the doorstep as well as excellent travel links perfect for commuting, local schools, shops and services with regular bus routes into Nottingham city centre.

A GRP WOODGRAIN EFFECT ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS, LEADS THROUGH INTO:

STORM PORCH

Having two UPVC double glazed windows to the side and woodgrain effect leaded light door leading through into:

ENTRANCE HALL



Having deep corniced ceiling with central rose, deep skirting, period style column radiator, large walk-in cloaks cupboard which also houses the upgraded Worcester Bosch gas central heating boiler, porthole stained glass window to the front and doors to:

SITTING ROOM

12'4 x 12'0 (3.76m x 3.66m)



A well proportioned reception having curved bay window to the front, the focal point of the room is the chimney breast with inset contemporary living flame feature fire, deep skirting, curved central heating radiator, and UPVC double glazed window.

LIVING KITCHEN / DINING ROOM



Overall a fantastic well proportioned light and airy open plan space with access out into the rear garden and combines an initial kitchen breakfast area open plan to a reception which could be utilised for both living and dining space creating a wonderful L shaped room likely to become the hub of the home.

KITCHEN AREA

21'6 x 9'11 (6.55m x 3.02m)



Fitted with a generous range of contemporary wall, base and drawer units, Corien style preparation surfaces with under mounted one and a third bowl sink unit with brushed metal swan neck mixer tap incorporating a boiling tap, AEG induction hob with contemporary chimney hood over, AEG double oven, dishwasher, integrated fridge and freezer, pull out butler's pantry, understairs cupboard which has been shelved to create a further walk-in pantry. The breakfast area has LED lighting, UPVC double glazed window and French doors onto the patio.



LIVING / DINING SPACE

12'5 x 15'0 (3.78m x 4.57m)



The focal point of the room is the chimney breast with raised feature hearth and electric fire, ceiling rose, deep skirting, central heating radiator, walk-in curved bay window overlooking the rear garden and door to:

UTILITY ROOM

11'11 x 9'0 max (3.63m x 2.74m max)



Having a generous range of units complementing the kitchen, marble effect work surface with stainless steel sink and drainer unit, plumbing for washing machine, space for tumble drier, tiled floor, central heating radiator and double glazed French doors to the rear.

CLOAKROOM

3'11 x 3'8 (1.19m x 1.12m)

Having close coupled wc, wall mounted wash basin, continuation of the tiled floor, central heating radiator.

STUDY

12'7 x 8'4 (3.84m x 2.54m)

Located off the utility room is this versatile space having aspect to the front ideal as a home office or playroom, alternatively this area of the house combined with the utility and cloaks could provide annexe style facilities for extended families. Having inset downlighters, central heating radiator behind feature cover, UPVC double glazed window to the front.

FROM THE ENTRANCE HALL A TURNING SPINDLE BALUSTRADE STAIRCASE RISES TO THE FIRST FLOOR:

GALLERIED LANDING



Having corniced ceiling with central rose, attractive arched stainless glass double glazed window to the side, doors to:

BEDROOM 1

14'5 into bay x 11'5 (4.39m into bay x 3.48m)



A light and airy double bedroom having walk-in double glazed curved bay window to the front affording panoramic views across fields and countryside beyond, fitted with a generous range of Sharps full height wardrobes with overhead storage cupboards, complementing tall boy drawer unit, deep skirting, central heating radiator and door to:

ENSUITE SHOWER ROOM

9'4 x 7'3 (2.84m x 2.21m)



Having modernised suite comprising double length shower enclosure with sliding glass screen and wall mounted

shower mixer, close coupled wc, pedestal wash basin, tiled splashbacks, central heating radiator, corniced ceiling with inset downlighters and double glazed window to the front.

From the main landing an archway leads through to:

INNER LANDING

16'1 x 3'5 (4.90m x 1.04m)



Having corniced ceiling with central rose, deep skirting and dado rail, door to:

BEDROOM 2

12'2 x 8'11 (3.71m x 2.72m)



A further double bedroom having aspect to the rear, built

in wardrobe, central heating radiator, deep skirting, coved ceiling, feature arched alcove with dressing table, UPVC double glazed window.

BEDROOM 3

11'7 x 9'3 (3.53m x 2.82m)



Having wonderful aspect to the front, wood effect laminate flooring, central heating radiator, coved ceiling and UPVC double glazed window.

BEDROOM 4

12'6 x 8'1 (3.81m x 2.46m)

Currently utilised as a home office but would make a further bedroom having central heating radiator and UPVC double glazed window to the rear.

FAMILY BATHROOM

9'1 x 9'1 (2.77m x 2.77m)



Having suite comprising double ended panelled bath with centrally mounted mixer tap with independent shower handset, shower enclosure with shower mixer, close coupled wc, vanity unit with inset wash basin with wall mounted LED mirror over, shaver point, contemporary radiator, UPVC double glazed windows to two elevations.

EXTERIOR



The property occupies an excellent location bordering Green Belt and affording wonderful panoramic views to the front. The property is set well back from the road behind a railing frontage with an initial shared entrance

leading on to a private driveway giving ample off road car standing.

REAR GARDEN



The rear garden benefits from a just off westerly aspect having large flagged terrace, sleeper edge borders well stocked with shrubs, brick barbecue, exterior lighting and weatherproof socket.

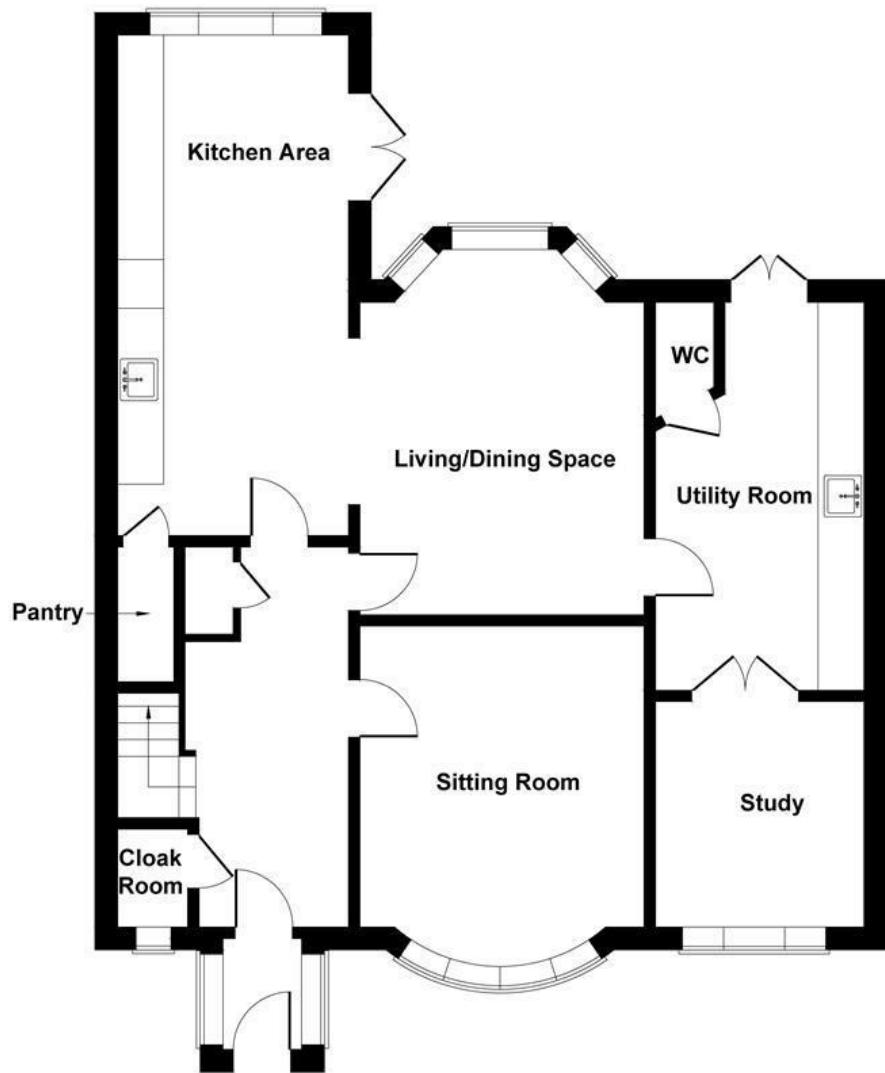


This area leads onto a lawned garden with established trees and shrubs, two storage sheds and timber pergola at the foot providing additional seating area.

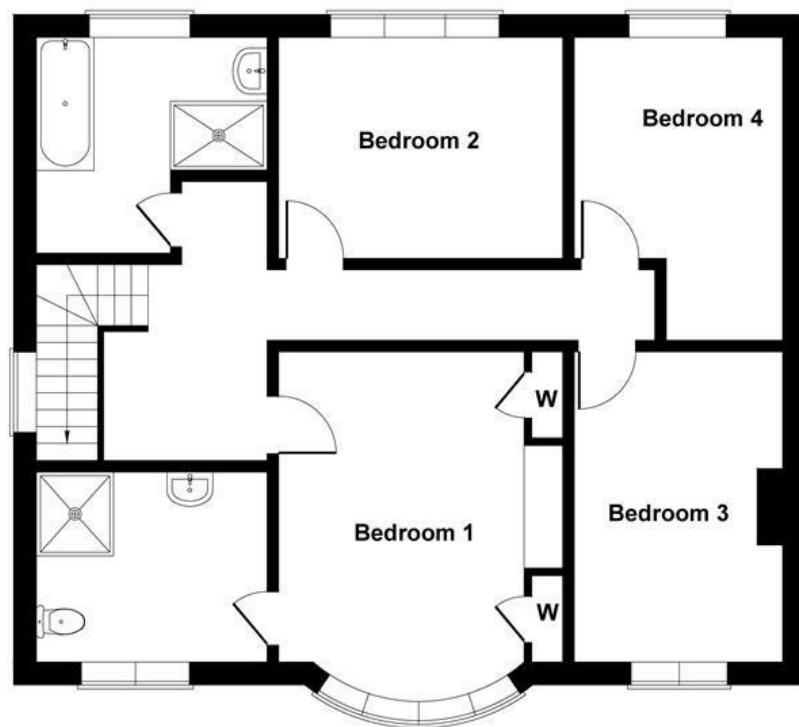


COUNCIL TAX BAND

Gedling Borough Council - Tax Band E.



GROUND FLOOR



FIRST FLOOR

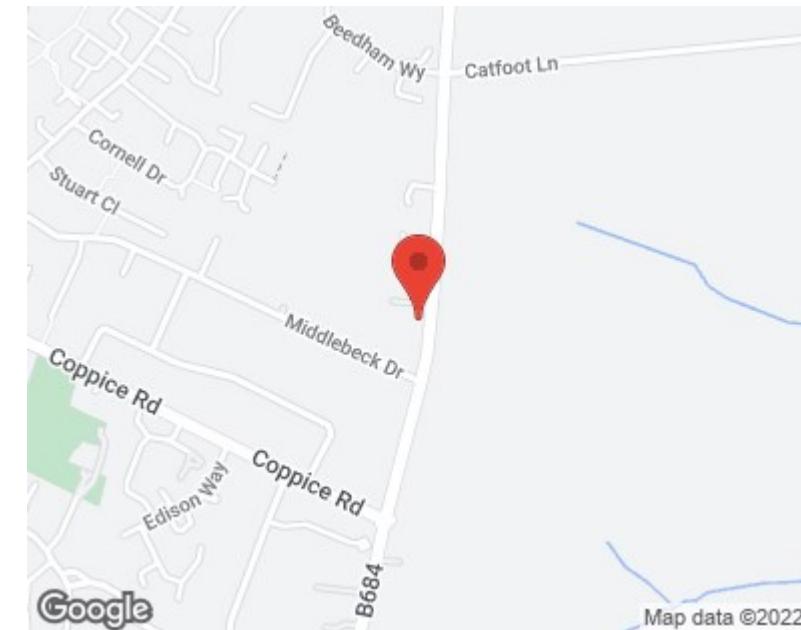
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

		Current	Potential
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(92 plus)	A		
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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