

137 Woodthorpe Drive, Mapperley, NG3 5JL

Offers In The Region Of £700,000

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Marriotts


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January

137 Woodthorpe Drive
Mapperley, NG3 5JL

- Four bedrooms, two bathrooms
- Utility room & garden room
- Extensive rear garden
- Impressive family room extension
- Two downstairs toilets
- Close to Mapperley's shops

GUIDE PRICE £700,000-£750,000 VERY IMPRESSIVE!! A large extended detached family home in a great location at the top of Woodthorpe Drive, with Mapperley's shopping area just a couple of minutes walk! Four bedrooms, en-suite and refurbished bathroom, two downstairs toilets, lovely fitted kitchen with integrated NEFF & Miele appliances, utility and garden rooms and a brilliant rear family room extension. Viewing strongly advised!







Offers In The Region Of £700,000



Overview
Located at the top of Woodthorpe Drive in Mapperley, this impressive detached house offers a perfect blend of traditional elegance and modern living. Fully refurbished by the current owners and with an expansive living space of just under 2500 square feet, this property has been thoughtfully extended to both the side and rear, providing ample room for family life and definitely for entertaining. With four well-proportioned bedrooms, there is plenty of space for family members or visitors. The two bathrooms ensure convenience for all.

One of the standout features of this property is the remarkable rear family room, topped with lantern lights and equipped with surround sound speakers and bi-fold doors, creating an inviting atmosphere for gatherings. The utility room adds practicality, while the garden room with a separate toilet, offers a unique retreat for relaxation or a space to work from home.

The outdoor space is equally impressive, featuring a beautiful large rear garden complete with a striking metal curtained gazebo, perfect for alfresco dining or enjoying a quiet moment in nature. Additionally, the property provides parking for up to three vehicles, ensuring ease of access for residents and guests alike.

Conveniently located just a stone's throw from Mapperley's vibrant shopping area, residents will enjoy easy access to a variety of cafes, bars, and restaurants, making this home not only a sanctuary but also a gateway to a lively community. This property is a rare find, combining spacious living, modern amenities, and a prime location, making it an ideal choice for families or those seeking a stylish lifestyle in Nottingham.

Entrance Porch
With a composite stable door, ceiling downlights, light and power, with UPVC double-glazed secondary door to the hallway.

Hallway
With feature 'Harvey Maria' traditional style LTV flooring which continues through to the kitchen. Feature radiator, chrome-spindled Oak balustrade staircase with low-level courtesy lighting and a glazed panel Oak door leading through to the main dining room.

Downstairs Toilet
With wood-style flooring, dual-flush toilet, corner wash basin with vanity cupboard, ladder towel rail, LED downlights, under-stair cupboard and UPVC double-glazed window.

Kitchen
Fitted with the range of wall and base units with solid marble worktops and upstands, LED downlights and an enamelled inset one-and-a-half bowl sink unit and drainer. Pull-out twin bins, integrated NEFF electric double oven, island style breakfast bar/table with NEFF induction hob and overhead extractor with downlights. Integrated Miele dishwasher, integrated fridge freezer, vertical radiator and LED downlights. UPVC double-glazed rear window, UPVC double-glazed door leading through to the utility room and the breakfast area leads through to both the dining room and family room.

Dining Room
UPVC double-glazed bay window to the front with fitted blinds, feature marble fireplace, surround and hearth, set on full-length acoustic wall panelling. Ample power points and two vertical radiators.

Family Room
With grey wood style flooring and two large feature lantern skylights with feature LED lighting. Multiple ceiling LED downlights, surround sound ceiling speakers and points for a wall-mounted TV. Traditional style radiators, bi-fold doors leading out to the rear and double doors leading into the storeroom, and in turn through to the garage.

Utility Room
Worktop with Belfast sink, ladder towel rail, Glowworm combination gas boiler, UPVC double-glazed side door and door through to the garden room.

Garden Room
With tiled floor and multiple LED downlights, two anthracite vertical radiators, additional radiator, double doors front and rear and access to the 2nd downstairs toilet.

First Floor Landing
UPVC double-glazed side window, low-level radiator and corridor leading to two further bedrooms and en-suite.

Bedroom 1
With UPVC double-glazed rear window, traditional styled radiator and wood laminate flooring,

Bedroom 2
With wood laminate flooring, traditional radiator, UPVC double-glazed rear window and two ceiling light points.

En-suite
With fully tiled walls, the suite consists of a bath with mains rain shower, dual flush toilet, and wash basin with vanity surround and cupboards. Chrome ladder towel rail, LED downlights and UPVC double-glazed front window.

Bedroom 3
Built-in wardrobes to one wall with shelving and drawers, UPVC double-glazed bay window to the front, two traditional radiators and wood laminate flooring.

Bedroom 4
With wood laminate flooring, traditional style radiator, loft access and UPVC double-glazed front window.

Shower Room
Consisting of a large walk-in aqua boarded recessed shower with fixed head rain shower, second mixer and overhead LED downlight. Airing cupboard housing the hot water cylinder and Baxi gas boiler, traditional style toilet and bidet and a wash basin with vanity cupboards/drawers. LED downlights, traditional radiator/tower rail, separate 2nd radiator and UPVC double-glazed rear window with fitted shutter blinds.

Outside
There is block-paved parking for at least two cars at the front. Remote up and over door leads into the garage, which has light and power and a lockable internal door leading to the rear storeroom, in-turn leading to the family room. To the rear is a large sandstone patio and a wide sweeping gravelled path which leads to a further large paved patio with a metal frame curtained gazebo. There's also a great sized lawn with well stocked flower beds and borders containing a variety of mature plants and shrubs.ge patio/seating areas and an extensive lawn with a wide variety of mature shrubs, plants, and borders, with a garden shed and enclosed by a majority privet hedge perimeter.

Material Information
TENURE: Freehold
COUNCIL TAX: Gedling Borough Council - Band E
PROPERTY CONSTRUCTION: Solid Brick









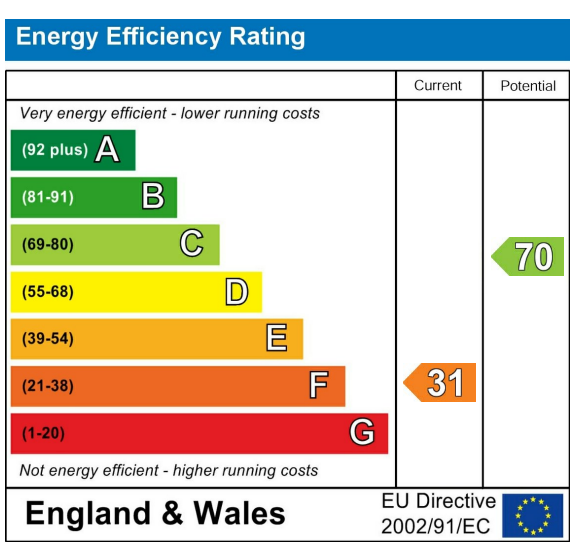


ANY RIGHTS OF WAY AFFECTING PROPERTY: no
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: n/k
FLOOD RISK: very low
ASBESTOS PRESENT: n/k
ANY KNOWN EXTERNAL FACTORS: n/k
LOCATION OF BOILER: upstairs bathroom & also utility room (separate boilers)
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER:
MAINS ELECTRICITY PROVIDER:
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER: n/k
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.
ELECTRIC CAR CHARGING POINT: not available.
ACCESS AND SAFETY INFORMATION: level front and rear access











Please contact us on 0115 953 6644 should you wish to arrange to view this property or if you require any further information.

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