



215 Plains Road, Mapperley, NG3 5RF  
£1,850,000

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 Marriotts





# 215 Plains Road Mapperley, NG3 5RF

- Five bedrooms
- Master suite with walk-out balcony
- Five reception rooms
- Four bathrooms
- Open plan living kitchen
- Separate indoor swimming pool

**STAMP DUTY INCENTIVE!!** An exceptional family home in a highly regarded location. Approximately 6725 ft2 with a three car garage, five bedrooms, four bathrooms, five reception rooms, stunning living kitchen and an amazing pool house with changing rooms!



£1,850,000



## Overview

Located on the prestigious Plains Road in Nottingham, this exceptional detached family home offers a perfect blend of luxury and comfort, coupled with high level technology throughout. With five spacious bedrooms and four well-appointed bathrooms, including three en-suites, this residence is designed to accommodate the needs of a modern family.

For leisure and recreation, the property features a remarkable pool house, complete with a heated pool, a stylish bar area and end-to-end patio doors opening on to the garden. Two changing and shower rooms enhance the convenience of this delightful space, making it perfect for hosting summer parties or just enjoying a tranquil swim.

The heart of the home is the stunning open-plan living kitchen, which boasts Miele twin double ovens and two dishwashers, full length fridge and freezer, marble worktops and a huge island/breakfast bar, making it a dream for those who love to entertain or cook. The generous layout flows seamlessly through large sliding patio doors out to the garden. There's also an adjoining TV/cinema & games room and a separate matching utility room leading to a boiler room.

In total, there are five reception rooms and a stunning reception hallway with feature Oak staircase leading to the galleried landing and tiled floor with under-floor heating to the majority of the ground floor. A fully fitted study with bi-fold doors adds a touch of sophistication, ideal for those who work from home or require a quiet space for reading and reflection. Upstairs, the master bedroom is something else, with a dressing area fitted with a range of high quality illuminated wardrobes and storage, additional feature lighting, large en-suite with marble tiling and twin rain showers. The main bedroom area has large sliding patio doors with remote blackout blinds leading out to a great sized balcony which overlooks the gardens.

Set within a half-acre plot, the property is secured by electric gates, ensuring privacy and peace of mind. Additionally, a three-car garage provides ample parking and storage solutions.

This remarkable home on Plains Road is not just a property; it is a lifestyle choice, offering a harmonious blend of elegance, functionality and leisure. With approximately 6725 square feet of accommodation, it is an ideal setting for families seeking a spacious and luxurious environment to create lasting memories.



### Entrance Hall

With hardwood double glazed front entrance door and UPVC double glazed windows. Feature central Oak staircase leading to the galleried landing, built-in cloaks cupboard, separate technology cupboard, brushed steel radiators and polished porcelain floor tiling with under-floor heating continuing through to the downstairs toilet. Glazed partitions and double doors lead through to both the dining room and living room.

### Cloakroom/WC

Feature brushed steel slate effect wall tiling with oval wash basin and Onyx illuminated vanity drawer. Concealed cistern toilet, copper ladder towel rail and ceiling downlights.

### Dining Room

With full-width glass partition and doors from the hallway and UPVC double glazed front windows.

### Living Room

Illuminated alcoves on either side of the TV wall, decorative coving, feature radiators and full-width glass partition with double doors through to the sitting room.

### Sitting Room

With anthracite vertical radiators, bi-fold doors to the rear garden and door through to the study.

### Study

A wide range of built-in soft close storage cupboards and shelving, anthracite radiator, LED downlights and bi-fold doors to the rear.

### Living kitchen

A range of high-quality units with concealed LED strip lighting, marble worktops and splashbacks and a central Miele five-ring gas hob. Twin Miele electric ovens, microwave and combination grill and large separate matching island/breakfast bar with twin stainless steel under counter sink units with marble drainer. Built-in full-length fridge and separate freezer, two Miele dishwashers and doors leading to the TV/cinema room and utility room. The lounge area also has a TV wall with concealed TV points, feature ceiling perimeter pelmet LED lighting and a breakfast area with fitted breakfast bench seating and large double glazed sliding patio doors leading out to the patio.

### Utility Room

With matching units, worktops and upstands with twin under-counter sinks and a marble drainer. Plumbing for washing machine, tiled floor, vertical radiator, lantern skylight, LED downlights, rear door and door to the plant room which houses a large hot water cylinder and under-floor heating manifold.

### TV/Cinema Room

There are several UPVC double glazed windows, wall lights, decorative coving, engineered Oak flooring LED downlights and three separate radiators.

### First Floor Landing

Galleried landing ceiling downlights and central feature chandelier.

### Bedroom 1

With extensive LED illuminated wardrobes and drawers and a central large chest of drawers with seating. Anthracite vertical radiator, ceiling downlights, door leading to the en-suite and illuminated step leading up to the main bedroom area. The bedroom area has a matching bed surround with vanity mirrors and bedside cupboards. Further matching base cupboards with wall-mounted TV point and large double glazed sliding patio door with remote blackout blinds leading out to the balcony.

### En-suite

With marble tiled walls and floor, the shower area has twin rain showers, glass partitions and a floor drain along with twin sinks with vanity drawers, a concealed cistern toilet and three anthracite towel radiators. Ceiling downlights and extractor fan.

### Bedroom 2

With large double glazed side window with fitted electric blinds, full-width rear windows with double doors and a glass Juliet balcony overlooking the rear garden with electric blinds. A bed partition separates the bedrooms and dressing area and has a fitted bed surround with illuminated headboard and reading lights, behind which is a full bank of wardrobes and dressing area with dressing table and door to the en-suite.











#### **En-suite**

With marble wall and floor tiling, the suite consists of a full-width cubicle with rain shower and mixer, washbasin with Corian top and drawers, vanity mirror and cupboards with concealed LED strip lighting. Concealed cistern toilet, anthracite towel rail, ceiling downlights and double glazed side window.

#### **Bedroom 3**

UPVC double glazed front window, built-in six door wardrobe, loft access, matching dressing table and drawers, LED downlights and door to the en-suite.

#### **En-suite**

Large glass enclosed cubicle with chrome mains shower and pre-heat controls, wash basin with surround and cupboards, vanity mirror and granite top. Dual flush toilet, extractor fan, ceiling downlights and UPVC double glazed front window.

#### **Bedroom 4**

UPVC double glazed front windows, built-in cupboards, shelving and corner desk, laminate flooring and radiator.

#### **Bedroom 5**

Built-in wardrobes to one wall and UPVC double glazed front window.

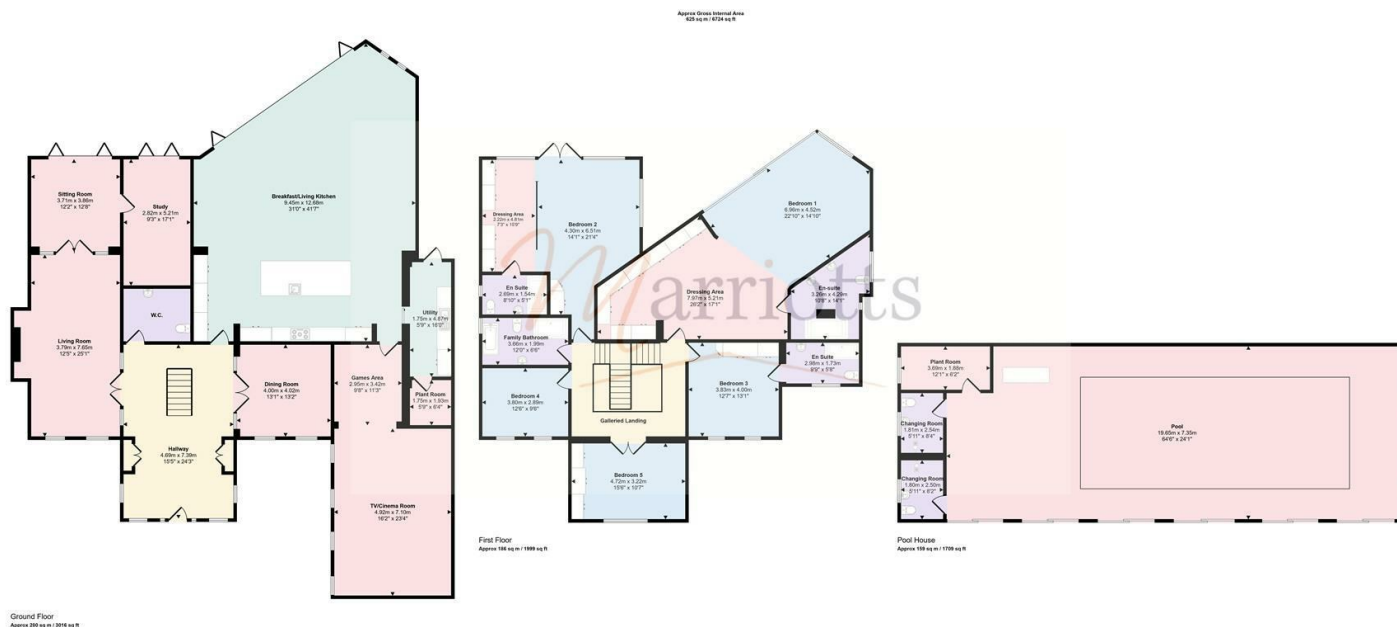
#### **Bathroom**

With full marble wall tiling and contrasting floor tiles, the suite consists of a large cubicle with a rain shower and mixer, feature oval freestanding bath with flush wall mounted TV, dual flush toilet, large pedestal wash basin, ladder towel rail and ceiling downlights.









This document is only for illustrative purposes and is not to scale. Measurements of rooms, areas, volumes, and any other information are approximate and no responsibility is taken for any error, omission or inaccuracy. Some of the items such as bathroom suites are representative only and may vary from the actual items shown on the floor plans.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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