420a Westdale Lane, Mapperley, NG3 6DG

Price Guide £500,000

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Marriotts

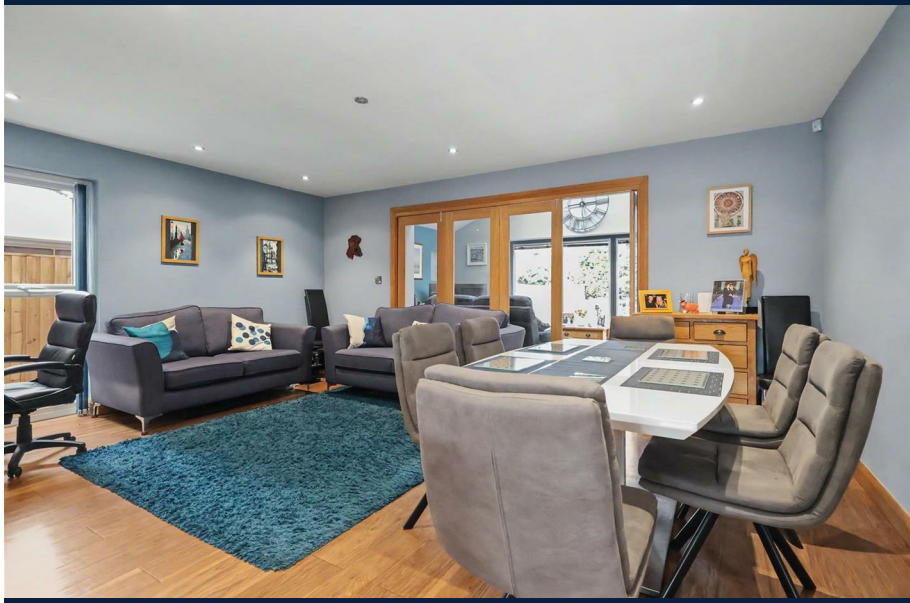
LLIVEKIT

# 420a Westdale Lane
# Mapperley, NG3 6DG

- Three storey detached house
- Hall with downstairs toilet
- Sitting room with vaulted ceiling
- Four bedrooms (three en-suite)
- Open plan living kitchen
- NO UPWARD CHAIN

GUIDE PRICE £500,000 - £525,000!! An impressive and beautifully designed four bedroom modern detached family home, built in 2018 and ideally positioned within a short walk of Mapperley's popular shopping area and excellent range of local amenities.

## Price Guide £500,000



### Overview

The property offers well-planned accommodation arranged over three floors, with the ground floor providing an exceptional amount of open-plan living space, complete with under-floor heating and a downstairs toilet. The main feature is the impressive modern kitchen, with quartz worktops and multiple Caple integrated appliances, which opens into a large dining and living area with bi-fold doors though to the rear fantastic additional living room, featuring a vaulted ceiling, skylights and further bi-fold doors opening onto the rear decking, creating a bright and versatile space ideal for relaxing or entertaining.

The first floor provides three bedrooms, including two generous double bedrooms, both benefiting from their own en-suite's. There is also a useful laundry room with plumbing for a washing machine.

The spacious top-floor bedroom provides an excellent principal suite, enhanced by skylight windows, a walk-in wardrobe and a further en-suite shower room.

Outside, the property benefits from an ample block-paved driveway providing off-road parking to the front, while the good-sized rear garden has been designed for ease of maintenance and includes a useful decking area.

A superb modern family home combining generous accommodation, stylish open-plan living and an enviable location close to Mapperley's shops, cafés, restaurants and everyday amenities. Viewing strongly advised!

### Entrance Hall

With composite front entrance door, high quality LVT wood style flooring continuing through to all ground floor areas with underfloor heating. Glass balustrade, staircase leading to the 1st floor, with under-stair cupboard housing the hot water cylinder, under-floor heating manifolds and RCD board.

### Downstairs Toilet

Consisting of a dual-flush toilet, wash basin with tiled splashback, along with an extractor fan and UPVC double-glazed front window.

## Breakfast Kitchen

Fitted with a range of units with grey gloss doors, solid quartz worktops and upstands with work surface downlighting, under-counter sink unit and a quartz drainer. There are multiple Caple appliances consisting of an electric double oven, separate microwave, four-ring gas hob with brushed steel extractor canopy, integrated dishwasher, full-height fridge and separate full-height freezer. Multiple ceiling LED downlights, UPVC double-glazed front window, concealed Viessman gas boiler and worktop extending to a large breakfast bar, separating the kitchen and dining/sitting areas.

## Dining/Sitting Area

UPVC double-glazed side window, matching flooring and feature wooden-framed bi-fold doors through to the rear sitting room.

## Sitting Room

With feature vaulted ceiling, six skylight windows, free standing electric stove, multiple LED downlights and bi-fold door leading out to the rear decking.

## First Floor Landing

The glass balustrade and staircase continue to the second floor, and door to all first-floor rooms.

## Laundry Room

Worktop with plumbing for a washing machine and sink unit with vanity base cupboard.

## Bedroom 1

A large rear double bedroom, with a built-in six-door wardrobe predominantly double-railed with soft-close doors. Matching double wardrobes and bedside cabinets on either side of the king-size bed space, with overhead reading lights. Separate fitted dressing table, radiator and UPVC double glazed rear window.

## En-suite

Consisting of a large shower-boarded cubicle with a fixed head rain shower, wash basin and dual-flush toilet. Porcelain floor tiles and skirting, chrome ladder-towel rail, ceiling downlights, extractor fan and UPVC double-glazed side window.

## Bedroom 3

UPVC double-glazed front window and radiator.

## En-suite

Consisting of a shower-boarded bath with glass screen and chrome main shower, wash basin with vanity base cupboard and dual-flush toilet. Porcelain floor tiling and skirtings, chrome ladder towel rail extractor fan and UPVC double glazed side window.

## Bedroom 4

Currently used as a study with a UPVC double-glazed front window and radiator.

## Second Floor Landing

With UPVC double-glazed side window and door to the bedroom two.

## Bedroom 2

A large double room with three skylight windows with fitted blinds, radiator, TV aerial point, LED downlights and walk-in wardrobe with light.

## En-suite

Large shower-boarded cubicle with fixed head rain shower, wash basin with vanity base cupboards and dual flush toilet. Chrome ladder tail rail, extractor fan and LED downlights.

## Outside

To the front is a large block-paved driveway for several vehicles, with a gravel border and lockable side-gated access to either side. To one side, there is an outside tap, and the opposite side has an external power point. To the rear is a large deck with feature wall lighting, leading onto a low-maintenance majority artificial grassed garden, with a separate small lawn area, leading to a plum slate bed and in turn, to a patio/seating area. From here, there is a further raised area with a garden shed and enclosed with a fenced perimeter.

## Material Information

TENURE: Freehold
COUNCIL TAX: Nottinghamshire & Gedling - Band E
PROPERTY CONSTRUCTION: cavity brick
ANY RIGHTS OF WAY AFFECTING PROPERTY: no

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no
FLOOD RISK: very low
ASBESTOS PRESENT: no
ANY KNOWN EXTERNAL FACTORS: no
LOCATION OF BOILER: kitchen
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: yes
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 access

THE
THOMAS'S
EST. 2018
WESTDALE LANE

Approx Gross Internal Area
155 sq m / 1671 sq ft

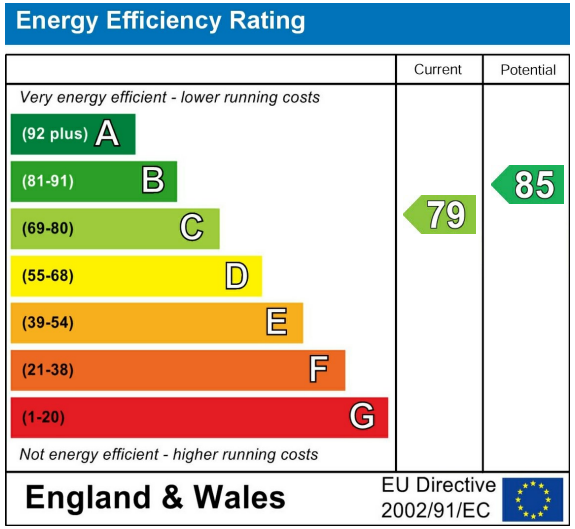
Ground Floor
Approx 73 sq m / 785 sq ft

First Floor
Approx 54 sq m / 586 sq ft

Second Floor
Approx 28 sq m / 300 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.




**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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41 Plains Road, Mapperley, Nottingham, NG3 5JU
0115 953 6644
sales@marriotts.net

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