


441 Westdale Lane, Mapperley, NG3 6DH

£350,000

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Marriotts


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# 441 Westdale Lane
# Mapperley, NG3 6DH

- Spacious and beautifully presented four-bedroom semi-detached home
- Three further good-sized bedrooms. Modern family bathroom with four-piece suite
- Block-paved driveway with parking for two cars
- Extended ground-floor bedroom with en-suite shower room
- Modern kitchen opening into the dining room. Spacious through lounge
- Walking distance to shops, cafés, bars and restaurants and excellent public transport links

Beautifully presented and offering generous, versatile accommodation, this extended four-bedroom semi-detached home is ideally positioned just a stone's throw from the ever-popular Mapperley Top. A fantastic selection of shops, cafés, bars and restaurants are within walking distance, together with regular public transport links to Nottingham City Centre and surrounding areas.

A bright and welcoming entrance hall leads into the spacious ground-floor accommodation. The property has been extended to the side, creating a useful additional bedroom complete with its own en-suite shower room, making it ideal for guests, older children or multi-generational living.

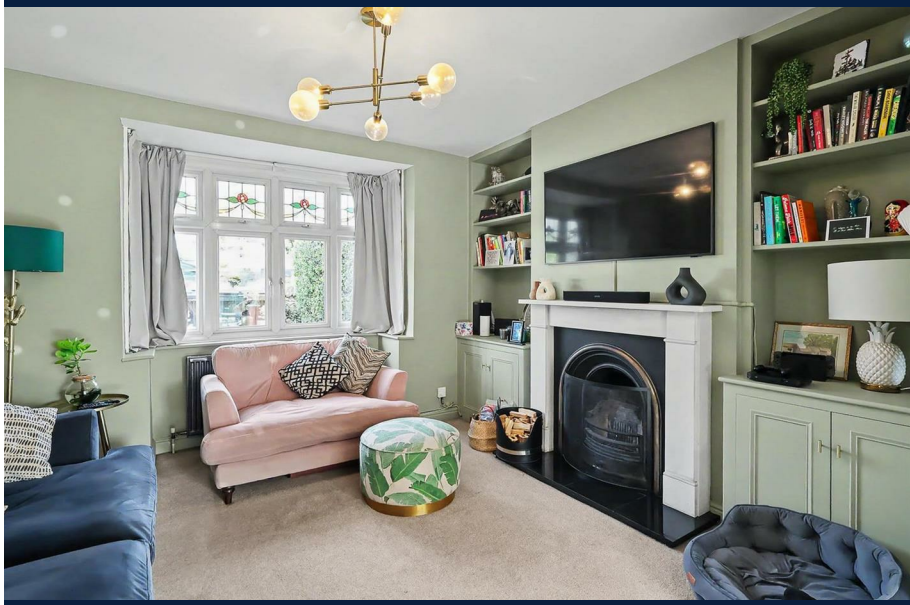
The modern fitted kitchen opens into the dining room, with French doors leading directly onto the rear garden, creating an excellent space for family life and entertaining. A useful utility room provides additional storage and practicality. There is also a spacious through lounge and an additional rear reception room, again enjoying direct access to the garden. Upstairs are three well-proportioned bedrooms, with the principal bedroom benefiting from fitted wardrobes, together with a stylish family bathroom featuring a modern four-piece suite. Outside, a block-paved driveway provides off-street parking for two vehicles, while the enclosed rear garden features two decked seating areas and a generous lawn, providing plenty of space for relaxing, entertaining and family activities.

A superb family home combining flexible living space with an exceptionally convenient Mapperley location.






## £350,000



### Entrance hall
The composite front door opens into the hallway and has double glazed surround panels providing additional light. The hallway has stripped wooden floors, radiator, alarm panel and Hive heating controls. There is a low fitted cupboard housing the modern RCD board, fitted understairs storage and an full height understairs storage cupboard.

### Lounge
Front UPVC double glazed window with decorative 'stained glass' panels, radiator and carpet. Cast Iron open fire place set with a hearth and surround, with bespoke built-in alcove cupboards and shelves either side.

### Rear reception room
An open arch leads into the rear reception room which has modern bespoke built-in alcove cupboards, carpet, radiator and UPVC patio doors opening into the garden.

### Kitchen
The blue shaker style kitchen has a variety of wall and floor cabinets, with fitted worktop and tiled splashback. Integrated appliances include a dishwasher, under count fridge and separate freezer, double electric ovens and 5-ring gas hob with extractor hood over. Stainless steel sink with mixer tap, extractor fan, tiled floor and rear UPVC window.

## Dining room
The dining room connects to the kitchen by an open arch way with the tiled floor flowing through. The room has UPVC back door and UPVC French doors to the garden, radiator and a door leading into the utility room.

## Utility room
Fitted with wall and floor cabinets, worktop, stainless steel sink/drainer with mixer tap and metro tiled splash backs. There is space for an under counter washer, dryer and an American style fridge freezer, The room has a radiator and door opening into bedroom 4.

## Bedroom 3
With carpet, radiator and front UPVC window. Door through to the en-suite.

## En-suite shower room
Fully tiled walls and floor, double shower cubicle with electric shower and glass sliding door, toilet and wash hand basin. Extractor fan, wall heater and front UPVC window.

## Landing
Carpeted and with side UPVC double glazed window with feature 'Stained glass' glazing

## Bedroom 1
The master bedroom has a range of fitted wardrobes, carpet, radiator and rear UPVC double glazed window.

## Bedroom 2
Front UPVC double glazed window, carpet and radiator.

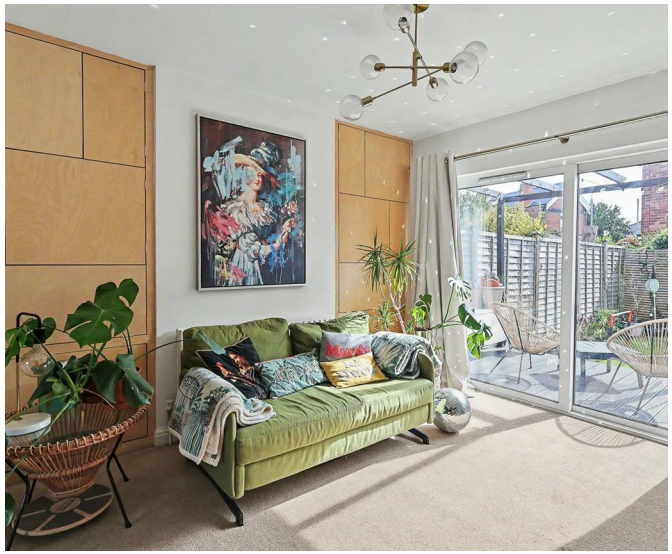
## Bedroom 4
Front UPVC double glazed window, carpet and radiator.

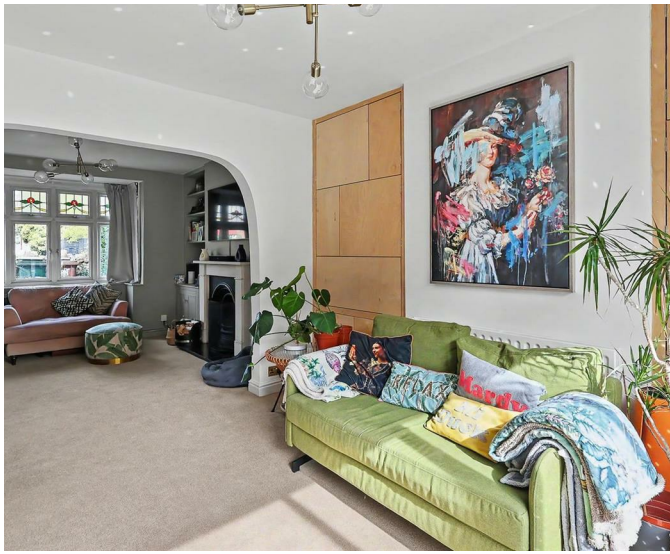
## Bathroom
The family bathroom has a modern 4-peice suite comprising of bath with matt-black mixer taps and shower head attachment, corner shower cubicle with matt-black rainwater shower head and hand held attachment and hinged glass door, vanity wash hand basin with matt-black mixer tap. There is a cupboard housing the central heating boiler and providing additional storage, urban matt-black vertical radiator with mirror, rear UPVC double glazed window and loft access. The loft is party boarded with a fitted ladder and lights.

## Outside
To the front there is a block paved driveway providing off street parking for two cars. The rear South West facing garden is fully enclosed, has two decked seating areas, an outdoor tap and lawn.

## Material Information
TENURE: Freehold
COUNCIL TAX: Gedling - Band C
PROPERTY CONSTRUCTION: Solid brick
ANY RIGHTS OF WAY AFFECTING PROPERTY: No



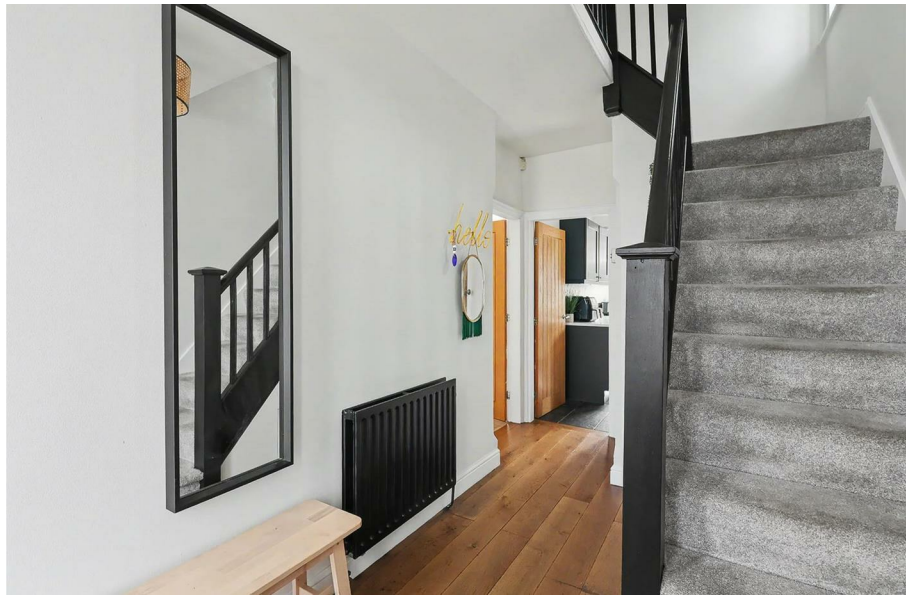





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CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: No
FLOOD RISK: Low
ASBESTOS PRESENT: No
ANY KNOWN EXTERNAL FACTORS: No
LOCATION OF BOILER: Bathroomn
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER: Octopus
MAINS ELECTRICITY PROVIDER: Octopus
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER: No
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: Andersen EV charger fitted 2025
ACCESS AND SAFETY INFORMATION: Level access





Approx Gross Internal Area
127 sq m / 1363 sq ft

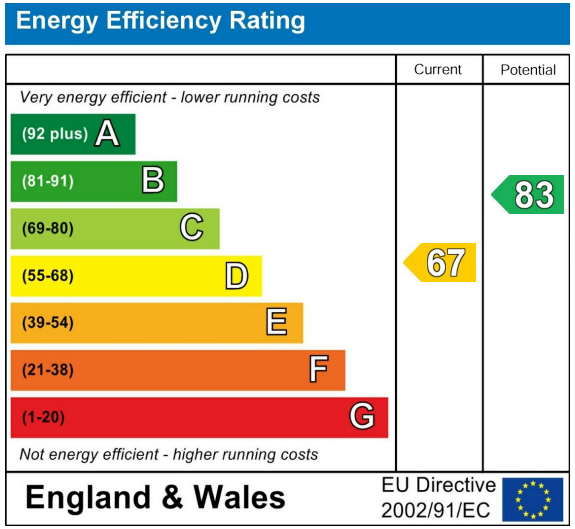



Ground Floor
Approx 82 sq m / 882 sq ft

First Floor
Approx 45 sq m / 481 sq ft

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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