

# HoldenCopley

PREPARE TO BE MOVED

Private Road, Mapperley Park Borders, Nottinghamshire NG5 4DD

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Guide Price £800,000

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GUIDE PRICE: £800,000 - £845,000

### A TRULY SPECIAL LISTING...

Situated within the highly desirable Mapperley Park conservation area, this substantial detached house offers a contemporary and spacious living experience. Immaculately presented and decorated throughout, this exceptional property is ideal for modern family living. Private Road provides a tranquil residential setting with convenient access to the vibrant city of Nottingham. The residence is thoughtfully designed to maximise space, light, and comfort. The ground floor encompasses a grand entrance hall, a convenient W/C, two generously proportioned reception rooms, a versatile bedroom / study, and a stylish kitchen that seamlessly opens to the dining room. The kitchen itself exudes elegance and functionality, while a utility room adds practicality. One of the highlights of the property is the beautiful sunroom, boasting a stunning glass ceiling and full-height windows that showcase breathtaking views of the surroundings. Ascending to the first floor, the master bedroom offers a remarkable retreat, seamlessly transitioning into a luxurious bathing area with spectacular views. The master bedroom also benefits from a private dressing room and an en-suite, adding a touch of luxury and convenience. The second bedroom features its own en-suite, ensuring privacy and comfort. Additionally, there is a third double bedroom that offers versatile accommodation options. A large five-piece modern bathroom suite completes the first-floor layout, providing a serene space for relaxation. Outside, the property boasts ample off-road parking to the front, accommodating multiple vehicles. The rear of the property offers an impressive decking area with a glass-panelled banister, creating an idyllic spot for outdoor gatherings and enjoying the surrounding vistas. Steps lead down to a low maintenance garden area, featuring a fire pit, perfect for creating lasting memories with family and friends.





- Substantial Detached Four Bedroom House
- Modern Fitted Kitchen With Open Plan Dining
- Two Large Reception Rooms
- W/C & Separate Utility Room
- Sun Room Offering Beautiful Views
- Modern, Contemporary & Well-Presented Throughout
- Freestanding Bath, En-Suite & Dressing Room To Master Bedroom
- Family Bathroom & Additional En-Suite
- Ample Off-Road Parking
- Situated Within Highly-Regarded Residential Location





GROUND FLOOR

Entrance Hall

8'1" x 17'10" (2.48m x 5.45m)

The entrance hall boasts an elegant wooden floor, complemented by two sleek modern radiators. The ambience is enhanced by dimmable recessed spotlights that create a warm and inviting atmosphere. A stunning wooden feature staircase with a banister made of glass panels adds a touch of sophistication. Natural light floods the space through full-height double-glazed windows, offering privacy with their obscure design. Access to the accommodation is granted through a sturdy wooden door, completing the seamless transition into the rest of the property.

W/C

4'9" x 4'9" (1.46m x 1.47m)

The area features a concealed dual flush W/C, providing a streamlined and modern touch. A stylish countertop wash basin adds functionality and aesthetic appeal. The wooden flooring adds warmth and charm to the space, while the dimmable recessed spotlights allow for customizable lighting options. The walls are fully tiled, combining practicality with an attractive design. Natural light is filtered through a double-glazed obscure window at the rear.

Sitting Room

13'2" x 23'9" (4.02m x 7.24m)

The sitting room offers an abundance of natural light with two double-glazed windows facing the front and an additional double-glazed window on the side. The cosy atmosphere is enhanced by carpeted flooring, while dimmable recessed spotlights provide adjustable lighting options. In-ceiling speakers create a surround sound experience for entertainment. A rustic tiled feature wall with recessed alcoves adds character and display space. The room is equipped with a wall-mounted TV point and a recessed electric fireplace for both style and comfort. A modern radiator ensures optimal warmth. To extend the living space, a bi-folding door opens up to a rear balcony, allowing for a seamless connection between indoor and outdoor areas.

Bedroom Four / Study

11'5" x 11'4" (3.48m x 3.47m)

The fourth bedroom, which is currently being used as a study, features two double-glazed windows at the front, providing ample natural light. The space is adorned with elegant wooden flooring, adding a touch of sophistication. Dimmable recessed spotlights allow for personalized lighting preferences. A wall-mounted TV point and in-ceiling speakers create an ideal setup for entertainment and multimedia. Additionally, a modern radiator ensures a comfortable and cosy environment in the study.

Kitchen

11'4" x 11'4" (3.46m x 3.47m)

The kitchen is equipped with a variety of fitted base units and wall units, offering ample storage space. A convenient pull-out larder unit provides easy access to pantry items. A stylish breakfast bar serves as a versatile dining area. The brushed steel sink is accompanied by a mixer tap and drainer, combining functionality with modern aesthetics. The kitchen allows for a range cooker with an extractor fan and splashback, ensuring efficient cooking and ventilation. Integrated microwave and dishwasher appliances enhance convenience. Ample space is available for an American-style fridge freezer. Dimmable recessed spotlights and in-ceiling speakers create a pleasant ambience. Wooden flooring adds warmth and elegance. A wall-mounted TV point caters to entertainment needs. Natural light fills the space through two double-glazed windows at the rear elevation. The kitchen seamlessly opens up to the dining room, creating an open-plan layout that promotes a cohesive and inclusive atmosphere.

Dining Room

10'3" x 10'3" (3.14m x 3.13m)

The dining room boasts attractive wooden flooring and a modern radiator for comfort. Dimmable recessed spotlights and in-ceiling speakers create a pleasant atmosphere for dining and entertaining. The room seamlessly connects to the living room, promoting a sense of openness and flow. A sliding glass door leads to the sunroom, allowing natural light to fill the space and providing a delightful transition to the outdoor area.

Living Room

18'0" x 17'8" (5.51m x 5.40m)

The living room boasts two double-glazed windows at the front, providing an abundance of natural light. The space is adorned with carpeted flooring, creating a comfortable and inviting atmosphere. Dimmable recessed spotlights allow for customizable lighting options to suit any mood. In-ceiling speakers provide an immersive audio experience. Additionally, a wall-mounted TV point is available for convenient entertainment setup.

Utility

7'10" x 7'0" (2.39m x 2.14m)

The utility room is equipped with a range of fitted units complemented by a wooden worktop, combining practicality and aesthetics. The double stainless steel sink with a mixer tap and drainer provides a functional space for washing and cleaning. Ample space and plumbing are available for a washing machine, while there is dedicated space for a tumble dryer. Dimmable recessed spotlights enhance visibility in the room. Wooden flooring adds warmth and charm to the space. For convenient side access, a wooden stable-style door is provided.

Sun Room

14'4" x 17'1" (4.38m x 5.22m)

The sun room offers a delightful space with tiled flooring, adding a touch of elegance. A wood panelled feature wall adds a rustic and cosy atmosphere. The glass ceiling, adorned with track lights, allows natural light to illuminate the room. A modern radiator ensures comfortable temperatures year-round. A full-height double-glazed window at the rear elevation offers a panoramic view. For a seamless connection between indoor and outdoor living, a bi-folding door opens up onto the balcony, inviting fresh air and an extended outdoor space.

FIRST FLOOR

Landing

8'1" x 16'2" (2.48m x 4.95m)

The landing features soft and comfortable carpeted flooring. Natural light fills the space through a double-glazed window at the front elevation. Dimmable recessed spotlights provide adjustable lighting options. A modern radiator ensures optimal warmth. The landing is adorned with a stylish glass panelled banister, adding a touch of sophistication. Access to the loft is provided through a convenient drop-down ladder. Moreover, the landing serves as a gateway to the first floor accommodation, facilitating easy movement and access throughout the home.

Master Bedroom & Dressing Room

29'10" max x 29'11" (9.11m max x 9.13m)

The main bedroom offers a luxurious retreat with plush carpeted flooring and adjustable lighting through dimmable recessed spotlights. In-ceiling speakers provide an immersive audio experience, while a wall-mounted TV point caters to entertainment needs. Three skylights, complete with fitted blinds, fill the space with natural light. The main bedroom seamlessly transitions into a bathing area, featuring tiled flooring and underfloor heating for added comfort. An elegant oval-shaped freestanding bath with a floor-standing mixer tap serves as a centerpiece. Double sliding doors lead to a Juliet-style balcony, offering a serene outdoor escape. The master bedroom also provides access to an en-suite bathroom and a separate dressing area. The dressing area is beautifully separated from the master bedroom by a large dressing table with vanity mirrors and ample storage space. It features carpeted flooring, two vertical radiators, fitted wardrobes, and storage units. Two double-glazed windows at the front elevation provide additional natural light.

En-Suite

7'9" x 10'10" (2.37m x 3.31m)

The en-suite bathroom offers luxurious amenities, including a concealed dual flush W/C for a streamlined look. A double countertop wash basin with fitted storage provides ample space and convenience. An electrical shaving point is available for added functionality. A walk-in shower enclosure with a handheld shower head offers a refreshing bathing experience. A heated towel rail adds a touch of comfort. The en-suite is adorned with tiled flooring and fully tiled walls, combining style and practicality. Dimmable recessed spotlights create a pleasant ambience. A glass partitioning adds a contemporary touch, connecting the en-suite to the master bedroom while maintaining privacy.

Bedroom Two

13'2" x 13'0" (4.01m x 3.96m)

The second bedroom features two double-glazed windows at the front, allowing natural light to illuminate the space. The room is adorned with cosy carpeted flooring and a modern radiator for optimal comfort. In-ceiling speakers provide a surround sound experience. Dimmable recessed spotlights offer adjustable lighting options to suit various preferences. Additionally, the second bedroom provides convenient access to the second en-suite, adding functionality and privacy to the space.

En-Suite Two

9'7" x 6'0" (2.94m x 1.84m)

The second en-suite offers a range of luxurious features. It includes a low-level dual flush W/C for water conservation. A sleek countertop wash basin and an electrical shaving point add convenience. A panelled bath is accompanied by an overhead rainfall shower and a handheld power shower, ensuring a refreshing bathing experience. The en-suite also features a heated towel rail for comfort and practicality. Tiled flooring with underfloor heating and fully tiled walls create a stylish and easy-to-maintain space. Dimmable recessed spotlights offer customizable lighting options. Natural light enters through a double-glazed window at the rear, providing both illumination and privacy.

Bedroom Three

11'5" x 9'10" (3.48m x 3.02m)

The third bedroom boasts two double-glazed windows at the rear, allowing for ample natural light. The room is adorned with comfortable carpeted flooring and a modern radiator for optimal comfort. Dimmable recessed spotlights offer adjustable lighting options to suit different preferences. In-ceiling speakers provide a surround sound experience. Additionally, the third bedroom features an in-built wardrobe with overhead storage, providing convenient and practical storage solutions for personal belongings.

Bathroom

9'6" max x 14'6" (2.90m max x 4.42m)

The main bathroom is designed with luxury and functionality in mind. It features a concealed dual flush W/C for a sleek appearance. A double countertop wash basin with fitted storage offers convenience and ample space. An electrical shaving point is included for added practicality. An elegant oval-shaped freestanding bath with a floor-standing mixer tap serves as a centerpiece. A walk-in shower enclosure provides a rejuvenating experience with an overhead rainfall shower and a handheld shower head. A heated towel rail adds comfort and warmth. Tiled flooring ensures durability and style. The walls are partially tiled and mirrored, creating a visually appealing and easy-to-maintain space. Dimmable recessed spotlights and in-ceiling speakers enhance the ambience. Recessed wall alcoves provide additional storage or display areas. Natural light fills the room through two double-glazed windows at the rear, creating a bright and inviting atmosphere.

OUTSIDE

Front

Located at the front of the property, you will find a spacious driveway that offers off-road parking for multiple cars. A well-maintained lawned area adds to the curb appeal, while a variety of plants and shrubs bring natural beauty and charm to the surroundings. Gated access to the side ensures privacy and security, completing the attractive exterior of the property.

Rear

The rear of the property features a delightful and private tiered garden. A decked balcony area provides a perfect spot for relaxation and outdoor enjoyment. Courtesy lighting adds a warm and inviting ambience. A chrome railing with a glass banister adds a touch of modern sophistication. Steps lead down to a low maintenance area, ensuring ease of upkeep. The garden is adorned with a variety of plants and shrubs, enhancing its natural beauty. An enclosed fire pit offers a cosy atmosphere for gatherings and outdoor entertainment. A pond adds a tranquil and soothing element to the space. Fence panelling provides privacy and security, completing the enclosed and charming garden setting.

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band G

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The vendor has advised the following:

Property Tenure is Freehold

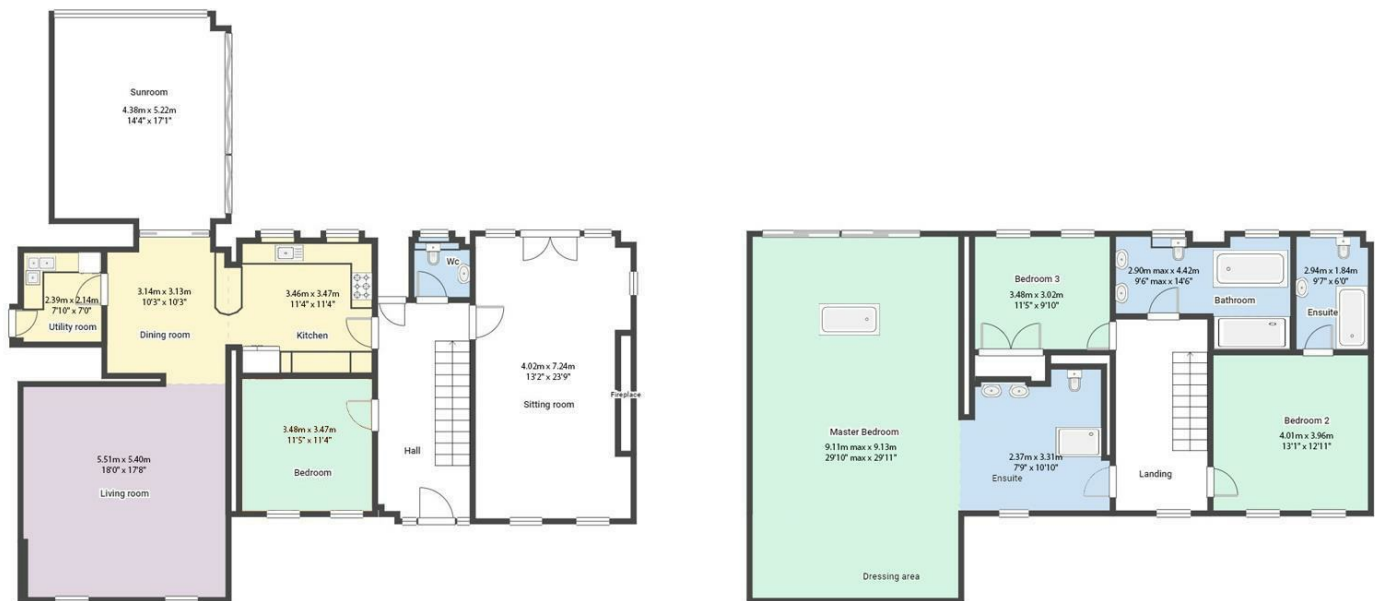
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**FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY**

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