



Ethel Avenue, Mapperley, Nottinghamshire NG3 6HD

£2,995 PCM

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LUXURY DREAM HOME...

This one of a kind new-build property would make the dream home for any family looking for a home that is finished to an extremely high standard throughout whilst boasting well-proportioned accommodation spanning across three floors. Tucked away in a quiet location in the popular area of Mapperley, this detached five bedroom house is within close proximity to the vibrant Mapperley Top, which is host to a range of shops, eateries, excellent amenities and easy access into the City Centre. To the ground floor is an entrance hall, a bay-fronted living room open plan to the dining room with two sets of Bi-fold doors opening out onto the rear patio, a modern fitted bespoke kitchen, a separate utility room and a W/C along with access into the integral double garage and underfloor heating running throughout the entire ground floor. To the first floor are four double bedrooms serviced by three modern bathroom suites and two walk-in-wardrobes as well as the luxury of a dressing room & additional study area to the principle bedroom. To the second floor is a further double bedroom with a large en-suite. Outside to the front of the property is a private driveway providing ample off-road parking and to the rear is a private, landscaped garden, perfect for summer enjoyment. This property has the wow factor and is ready for immediate occupancy, enquire today to make this house your new home!

AVAILABLE NOW!





- Luxury Detached House
- Five Bedrooms
- Open Plan Kitchen-Diner
- Living Room With Feature Fireplace
- Additional Reception Room/Utility Room & Downstairs WC
- Four En-Suite Bathroom/Shower Suites
- Multiple Dressing Rooms/Walk-In Wardrobes & Separate Laundry Room
- Two Garages Providing Off-Street Parking
- Landscaped Rear Garden
- Desirable Location





ACCOMMODATION

GROUND FLOOR

Entrance Hall

14'2" x 10'5" (4.33m x 3.18m)

The entrance hall has tiled flooring and wooden stairs, recessed ceiling spotlights and a single solid oak door providing access into the accommodation

W/C

This area has tiled flooring, partially tiled walls, low level dual flush wall mounted WC, recessed ceiling spotlight, washbasin with mixer taps and an extractor fan

Living Room

29'0" into bay x 13'3" (8.84m into bay x 4.05m)

The living room has tiled flooring, recessed ceiling spotlights, in-built surround sound speakers, freestanding log burner, UPVC double glazed bay window to the front elevation and UPVC double glazed bi-folding doors providing access to the rear garden

Kitchen/Diner

22'3" max x 17'10" (6.79m max x 5.46m)

The kitchen has tiled flooring, recessed ceiling spotlights, a range of fitted wall and base units with solid oak worksurfaces, undermount sink and a half with a recessed drainer and swan neck mixer tap, integrated double oven with a hot drawer and separate induction hob with a cylinder island cooker hood, integrated microwave, integrated fridge freezer, a UPVC double glazed window to the rear elevation and is open plan to the dining area

The dining area has tiled flooring, recessed ceiling spotlights, in-built surround sound speakers, space for a dining table and chairs, UPVC double glazed windows and UPVC double glazed bi-folding doors providing access to the rear garden

Utility Room

7'1" x 6'7" (2.17m x 2.03m)

The utility room has tiled flooring, partially tiled walls, a range of fitted wall and base units with fitted worksurfaces, a stainless steel sink with mixer taps, space for freestanding appliances, UPVC double glazed window and a single composite stable door providing access to the side elevation

Reception Room

12'11" x 10'9" (3.94m x 3.28m)

The reception room has tiled flooring and a range of UPVC double glazed windows to the side elevation

FIRST FLOOR

Landing

14'4" x 12'5" (4.39m x 3.80m)

The landing has carpeted flooring, recessed ceiling spotlights, vertical radiator, UPVC double glazed window and provides access to the first floor accommodation

Principle Bedroom

31'8" x 11'1" (9.66m x 3.40m)

The master bedroom has carpeted flooring, recessed ceiling spotlights, vertical radiator, provides access to the walk-in wardrobe, dressing room, study area and the master en-suite with a range of UPVC double glazed windows and a UPVC double glazed Velux window

En-Suite One

12'8" x 6'1" (3.87m x 1.87m)

The master en-suite has tiled flooring, partially tiled walls, recessed ceiling spotlights, low level dual flush wall mounted WC, floating washbasin with mixer taps, wall mounted towel rail, freestanding bath with mixer taps, double walk in shower with two wall mounted waterfall mains-fed showers and a UPVC double glazed obscure window

Principle Bedroom Study

6'11" x 6'2" (2.11m x 1.90m)

The study room has carpeted flooring, vertical radiator and a UPVC double glazed Velux window

Principle Bedroom Dressing Room

6'11" x 6'2" (2.11m x 1.90m)

The study room has carpeted flooring, vertical radiator and a UPVC double glazed Velux window

Principle Bedroom Walk-In Wardrobe

6'8" x 4'1" (2.04m x 1.26m)

The master walk-in-wardrobe has carpeted flooring, a range of fitted shelves and wardrobe space

Laundry Room

6'5" x 5'9" (1.98m x 1.77m)

The laundry room has wood effect laminate flooring, partially tiled walls, a range of fitted wall and base units with fitted worksurfaces, a stainless steel sink with mixer taps, electrical points, a radiator, loft hatch, extractor fan and a UPVC double glazed window

Bedroom Two

18'2" x 11'8" (5.54m x 3.56m)

The second bedroom has solid oak herringbone flooring, a vertical radiator, provides access to the second en-suite and walk-in-wardrobe and a UPVC double glazed window

Bedroom Two Walk-In-Wardrobe

8'6" x 3'7" (2.61m x 1.10m)

The second walk-in wardrobe has herringbone flooring, a range of fitted wardrobes and a UPVC double glazed window

En-Suite Two

8'6" x 7'0" (2.61m x 2.14m)

The second en-suite has tiled flooring, partially tiled walls, recessed ceiling spotlights, low level dual flush WC, freestanding washbasin with wall mounted mixer taps, a walk-in shower with a wall mounted water fall mains fed shower and shower screen, extractor fan and a UPVC double glazed obscure window

Bedroom Four

17'10" max x 11'1" (5.46m max x 3.38m)

The fourth bedroom has wood effect laminate flooring, loft hatch, a range of fitted bunk beds, vertical radiator and a UPVC double glazed window

Jack & Jill En-Suite

This Jack & Jill en-suite has tiled flooring, partially tiled walls, recessed ceiling spotlights, low level dual flush wall mounted WC, wall mounted washbasin with mixer taps, wall mounted towel rail and a walk-in shower with a wall mounted waterfall mains-fed shower and an extractor fan

Bedroom Five

11'3" max x 9'10" (3.45m max x 3.00m)

The fifth bedroom has carpeted flooring, a fitted double wardrobe, vertical radiator and a UPVC double glazed window

SECOND FLOOR

Bedroom Three

16'4" x 15'2" (4.99m x 4.63m)

The third bedroom provides access to the second floor accommodation, carpeted flooring, recessed ceiling spotlights, in-built surround sound speakers, a range of fitted units and cupboards, radiator and two UPVC double glazed Velux windows and provides access to the en-suite

En-Suite Three

13'2" max x 4'11" (4.03m max x 1.50m)

The third en-suite has wood effect laminate flooring, recessed ceiling spotlights, a walk-in shower enclosure with a wall mounted electric shower, pedestal washbasin with mixer taps, low level dual flush WC and a UPVC double glazed Velux window

OUTSIDE

FRONT

To the front is a private driveway leading to the property providing ample off-street parking with a gated surround

Double Garage

18'6" max x 17'8" (5.65m max x 5.41m)

REAR

To the rear is an enclosed landscaped garden with a paved seating area, artificial lawned area and a range of decorative planters and a fence surround

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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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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