

HoldenCopley

PREPARE TO BE MOVED

Spring Lane, Mapperley, Nottinghamshire NG3 5RR

Asking Price £1,500,000

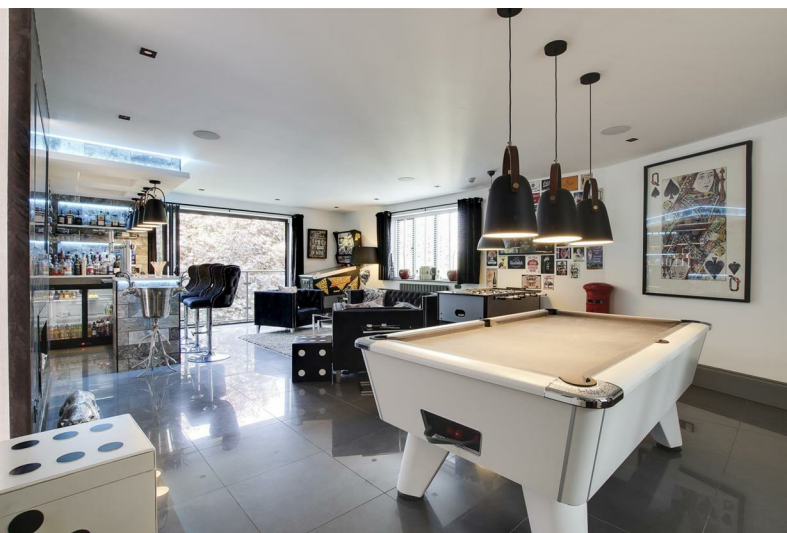
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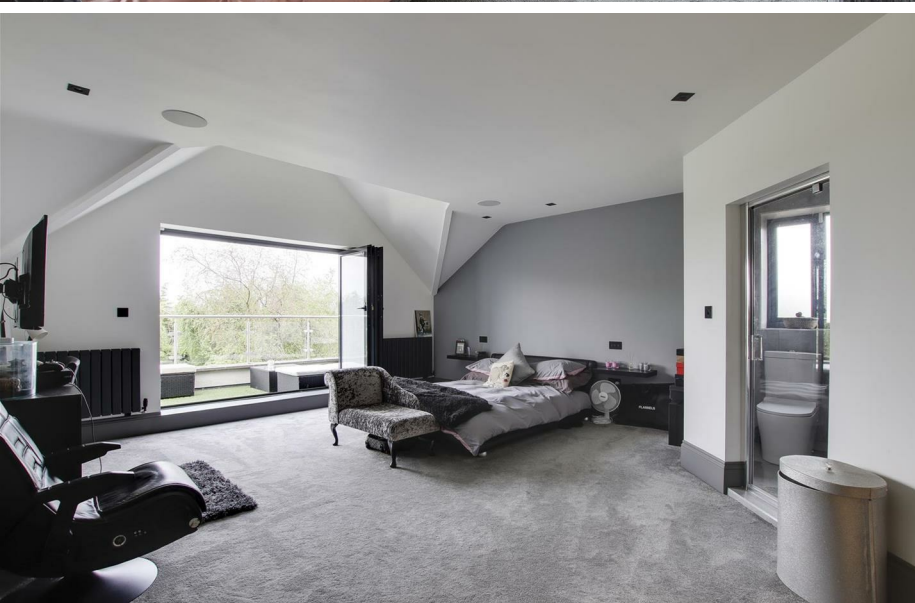


MODERN ECO-FRIENDLY HOME...

This sensational detached house, constructed within recent years, wouldn't be out of place on Grand Designs due to the clever design for modern living whilst boasting spacious accommodation throughout spanning across three floors and occupying over 6000 sq ft. Prepare to be impressed as this property literally has every box ticked including its own cinema room, a full sized working bar, well equipped gym, and a feature wine room as well as benefiting from owned solar panels and an eco-friendly self sufficient system. Internally to the ground floor is a stunning entrance hallway leading on to an amazing kitchen area which has a feature work island with seating and a range of high end integrated appliances. The ground floor also features a W/C, a spacious living room with a double sided fireplace to the dining room, an orangery and a utility room. Upstairs on the first floor is a spacious gallery landing streaming with light from the feature window and provides access to the first floor rooms, which includes three double bedrooms all benefiting from in-built storage space and serviced by a total of four modern bathrooms along with an office and access into the stunning bar and games room. The second floor holds the exceptional master bedroom with bi-folding doors opening out to a south-facing roof terrace offering lovely views, a spacious walk in dressing room and en-suite along with another double bedroom, en-suite and balcony area. Outside there is an electric gated driveway with access into the double garage along with a south-facing landscaped garden to the rear featuring a generous sized lawn and an array of established planting.

MUST BE VIEWED





- Eco-Friendly Modern Detached House
- Over 6000 sq ft
- Five Double Bedrooms & Office
- Two Reception Rooms & Orangery
- High Spec Kitchen & Utility
- Sound Proofed Cinema Room
- Working Bar In Games Room
- South Facing Garden, Roof Terrace & Balcony
- Owned Solar Panels
- Must Be Viewed





GROUND FLOOR

Entrance Hall

20'11" × 9'6" (6.4 × 2.9)

The entrance hall has Porcelain tiled flooring with underfloor heating, Pen LED recessed wall lights, carpeted stairs, a wall mounted security alarm panel, recessed spotlights, double glazed panel windows to the front elevation and a composite front door providing access into the accommodation

W/C

8'6" × 4'3" (2.6 × 1.3)

This space has a low level dual flush W/C, a wash basin with a mono mixer tap, fully tiled walls, Porcelain tiled flooring with underfloor heating, recessed spotlights and an extractor fan

Wine Store

3'3" × 7'6" (1.0 × 2.3)

The wine store has Porcelain tiled flooring with underfloor heating, a worktop with wine storage, an integrated wine fridge, LED lighting, a glass wall and a single glass door

Kitchen

14'9" × 21'7" (4.5 × 6.6)

The kitchen has a range of fitted base and wall units with Granite worktops, LED lighting and a feature breakfast bar island, an inverted sink with a movable swan neck mixer tap, an integrated double Neff slide and hide oven, a five burner induction hob with an extractor fan, an integrated Neff microwave, an integrated Neff coffee machine, an integrated dishwasher, space and plumbing for an American style fridge freezer, Porcelain tiled flooring with underfloor heating, recessed spotlights, feature pendant lights, Sonos in-ceiling speakers, LED panel, a TV point and bi-folding doors opening out to the rear patio

Utility Room

3'11" × 14'9" (1.2 × 4.5)

The utility room has fitted base units with Granite worktops, an inverted sink with a movable swan neck mixer tap, space and plumbing for a washing machine, space for a tumble dryer, Porcelain tiled flooring with underfloor heating, recessed spotlights and a double glazed window to the side elevation

Dining Room

15'8" × 9'10" (4.8 × 3.0)

The dining room has double glazed windows to the side elevation, carpeted flooring with underfloor heating, Sonos in-ceiling speakers, a feature wall with a double sided flame effect fireplace and open access into the living room

Living Room

26'2" × 15'8" (8.0 × 4.8)

The living room has a double glazed window to the front elevation, carpeted flooring with underfloor heating, wall light fixtures, Sonos in-ceiling speakers, a TV point and a feature wall with a double sided flame effect fireplace

Orangery

15'1" × 16'4" (4.6 × 5.0)

The orangery has Porcelain tiled flooring with underfloor heating, Sonos in-ceiling speakers, wall light fixtures, a sky lantern roof, a TV point, double glazed windows to the side elevation and bi-folding doors opening out to the rear garden

Gym

15'8" × 26'2" (4.8 × 8.0)

The gym has industrial vinyl flooring, recessed spotlights, Sonos in-ceiling speakers, air-conditioning and double glazed windows to the front and side elevation

FIRST FLOOR

Landing

The gallery landing has Pen LED recessed wall lights, carpeted flooring, four radiators, recessed spotlights, a double glazed window to the side elevation, a floor to ceiling feature window to the front elevation and provides access to the first floor accommodation

Bedroom Three

20'0" × 15'8" (6.1 × 4.8)

The third bedroom has a double glazed window to the front elevation, carpeted flooring, a radiator, a TV point, Sonos in-ceiling speakers, access to an en-suite and a walk in wardrobe

En-Suite Three

6'10" × 6'6" (2.1 × 2.0)

The en-suite has a low level dual flush W/C, a vanity unit wash basin with a mono mixer tap, an overhead rainfall shower with wall mounted fixtures, a chrome heated towel rail, floor to ceiling Porcelain tiles, recessed spotlights, an extractor fan, a double glazed obscure window to the side elevation and a glass door

Walk In Wardrobe

4'11" × 6'10" (1.5 × 2.1)

This space has carpeted flooring and recessed spotlights

Bedroom Four

15'8" × 15'8" (4.8 × 4.8)

The fourth bedroom has a double glazed window to the rear elevation, carpeted flooring, a TV point, a radiator, recessed spotlights, an in-built wardrobe and access to an en-suite

En-Suite Four

5'2" × 5'10" (1.6 × 1.8)

This en-suite has a low level dual flush W/C, a vanity unit wash basin with a mono mixer tap, an overhead rainfall shower with wall mounted fixtures, a chrome heated towel rail, floor to ceiling Porcelain tiles, recessed spotlights, an extractor fan and a glass door

Bedroom Five

16'0" × 13'5" (4.9 × 4.1)

The fifth bedroom has a double glazed window to the rear elevation, carpeted flooring, a TV point, a radiator, recessed spotlights, an in-built wardrobe and access to an en-suite

En-Suite Five

5'10" × 5'6" (1.8 × 1.7)

This en-suite has a low level dual flush W/C, a vanity unit wash basin with a mono mixer tap, an overhead rainfall shower with wall mounted fixtures, a chrome heated towel rail, floor to ceiling Porcelain tiles, recessed spotlights, an extractor fan and a glass door

Office

16'0" × 9'2" (4.9 × 2.8)

The office has a double glazed window to the front elevation, carpeted flooring, a radiator and recessed spotlights

Games Room

31'9" × 16'4" (9.7 × 5.0)

The games room has Porcelain tiled flooring, Sonos in-ceiling speakers, recessed spotlights, a recessed feature fireplace, two radiators, a feature bar area with LED lighting, various beer pumps and bar cooling system, a double glazed window to the side and rear elevation and bi-folding doors opening out to a Juliet style balcony

Bathroom

9'10" × 10'5" (3.0 × 3.2)

The bathroom has a low level dual flush W/C, a wall mounted wash basin with a mono mixer tap, a freestanding bath with a floor standing mixer tap, LED lighting, recessed spotlights, an extractor fan, floor to ceiling Porcelain tiles and a double glazed obscure window to the rear elevation

SECOND FLOOR

Upper Landing

The upper landing has carpeted flooring, a wall mounted security alarm panel, Pen LED recessed wall lights, two vertical radiators, recessed spotlights and provides access to the second floor accommodation

Master Bedroom

16'4" × 22'3" (5.0 × 6.8)

The main bedroom has carpeted flooring, recessed spotlights, Sonos in-ceiling speakers, a radiator, a feature upholstered wall, a TV point, LED lighting, a double glazed window to the front elevation, bi-folding doors opening out to a large balcony area and open access to the dressing room and an en-suite

Dressing Room

8'2" × 14'5" (2.5 × 4.4)

The dressing room has carpeted flooring, recessed spotlights and a vertical radiator

En-Suite

7'6" × 14'5" (2.3 × 4.4)

The en-suite has a low level dual flush W/C, a double his and hers vanity unit wash basin with mono mixer taps, a double shower enclosure with two overhead rainfall showers, two handheld showers and wall mounted fixtures, recessed spotlights, an extractor fan, LED panel, floor to ceiling Porcelain tiles, a chrome heated towel rail and a double glazed obscure window to the side elevation

Balcony

32'5" × 20'0" (9.9 × 6.1)

The south-facing balcony area has courtesy lighting, artificial lawn, an outdoor tap, glass panels and space for a hot tub - which is negotiable

Bedroom Two

16'0" × 20'0" (4.9 × 6.1)

The second bedroom has carpeted flooring, two radiators, Sonos in-ceiling speakers, recessed spotlights, an in-built wardrobe, an in-built cupboard, access to an en-suite and a bi-folding door opening out to a separate balcony area

En-Suite Two

7'2" × 7'6" (2.2 × 2.3)

This en-suite has a low level dual flush W/C, a vanity unit wash basin with a mono mixer tap, an overhead rainfall shower with wall mounted fixtures, a chrome heated towel rail, floor to ceiling Porcelain tiles, recessed spotlights, an extractor fan, a double glazed obscure window to the side elevation and a glass door

Balcony Two

The second south-facing balcony has artificial lawn, courtesy lighting and glass panels

Cinema Room

14'5" × 25'11" (4.4 × 7.9)

The cinema room has carpeted flooring, air-conditioning, Sonos in-ceiling speakers, LED lighting, upholstered and sound-proofed walls, access to the loft, a bespoke projector screen and fitted base units with worktops and tiled splashback

OUTSIDE

Front

To the front of the property is an electric gated Presscrete driveway providing off road parking for up to 8 cars, a lawn, courtesy lighting, CCTV, a security alarm fitted, a range of mature trees, hedged borders and fence panelling

Double Garage

31'9" × 16'4" (9.7 × 5.0)

Rear

To the rear of the property is a private enclosed south-facing garden with a patio area, a lawn, a wood chipped area, courtesy lighting, an outdoor tap, raised planters with a range of decorative plants and shrubs and fence panelling

DISCLAIMER

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Approx. Gross Internal Area of the Ground floor:
1798.65 Sq Ft - 167.1 Sq M
Approx. Gross Internal Area of the Entire Property:
6017.46 Sq Ft - 559.04 Sq M

Approx. Gross Internal Area of the 2nd floor:
2161.5 Sq Ft - 200.81 Sq M
Approx. Gross Internal Area of the Entire Property:
6017.46 Sq Ft - 559.04 Sq M

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