



**Porchester Road
Mapperley, Nottingham NG3 6LG**

Asking Price £425,000 Freehold

SPACIOUS FOUR-BEDROOM SEMI-
DETACHED HOME WITH THREE
RECEPTIONS, EN-SUITE MASTER, GARDENS
AND GARAGE CLOSE IN MAPPERLEY!



Robert Ellis Estate Agents are delighted to bring to the market this substantial four-bedroom semi-detached family home set over three floors, ideally located close to Nottingham city centre. Situated within easy reach of Mapperley's vibrant shops, cafés and bars, well-regarded schools, and excellent transport links, it's perfectly placed for families and professionals alike.

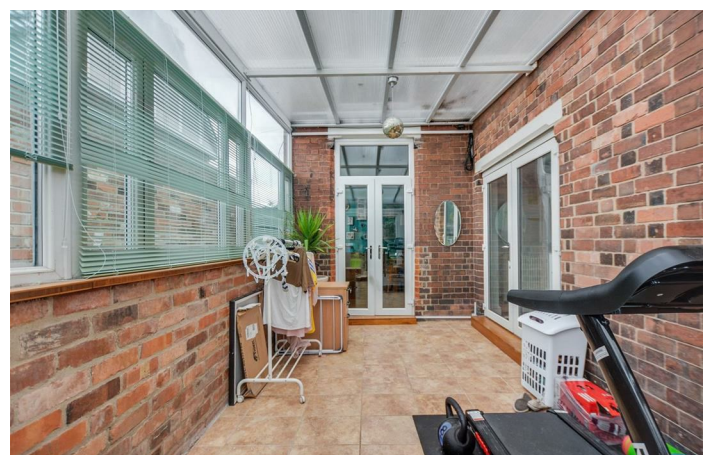
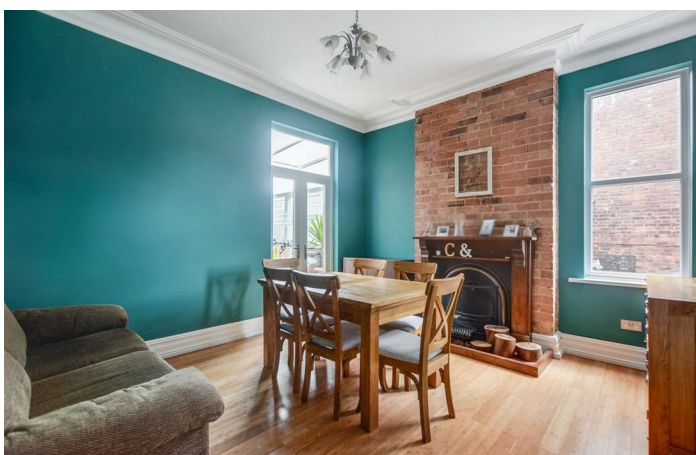
The accommodation is both spacious and versatile. The ground floor offers three reception rooms together with a dining kitchen, providing ample space for everyday living and entertaining.

On the upper floors, the standout master bedroom features an en-suite and dressing area, with three further well-proportioned bedrooms and a modern family bathroom.

Occupying a private plot, the property enjoys both a private frontage and a large enclosed rear garden, creating a sense of seclusion rarely found so close to the city. A spacious driveway and garage provide excellent off-street parking.

With its flexible layout, desirable location, and generous outdoor space, this home represents an excellent long-term family purchase.

Viewing is highly recommended.



Entrance Porch

3'8 x 5'10 approx (1.12m x 1.78m approx)

UPVC double glazed French doors to the front elevation with double glazed window above, tiling to the floor, ceiling light point, coving to the ceiling, meter cabinet, original leaded glazed door leading to the inner entrance hallway.

Inner Entrance Hallway

19'2 x 5'10 (5.84m x 1.78m)

Staircase leading to the first floor landing, ornate decorative newel posts, coving to the ceiling, wall mounted radiator, ceiling light point, laminate flooring with internal panelled doors leading through to:

Living Room

13'10 x 15'06 approx (4.22m x 4.72m approx)

UPVC double glazed sectional bay window to the front elevation, wall mounted radiator, ceiling light point, ceiling rose, coving to the ceiling, built-in storage and shelving units to the chimney recess, feature fireplace with wooden surround, tiled hearth and back panel with space and point for a freestanding electric fireplace, carpeted flooring.

Dining Room

13'10 x 13' approx (4.22m x 3.96m approx)

UPVC double glazed window to the side elevation with double glazed internal French doors leading to the garden room, ceiling light point, coving to the ceiling, feature fireplace incorporating exposed brick surround with cast iron arch inset fireplace, bamboo wood flooring, wall mounted radiator.

Dining Kitchen

20'11 x 10'10 approx (6.38m x 3.30m approx)

This spacious dining kitchen benefits from having a range of matching wall and base units incorporating wooden worksurfaces over, double Belfast ceramic sink with swan neck mixer tap above, space and point for a freestanding Range cooker with stainless steel splashback and extractor hood over, two UPVC double glazed windows to the rear elevation, tiled splashbacks, recessed spotlights to the ceiling, laminate floor covering, wall mounted radiator, space and point for a freestanding fridge freezer, integrated dishwasher, under stairs storage space, UPVC double glazed French doors leading through to the garden room.

Garden Room

8'10 x 17'08 approx (2.69m x 5.38m approx)

This versatile additional reception room offers third reception space comprising UPVC double glazed French doors to the rear elevation leading to the rear private garden, tiling to the floor, brick brick dwarf walls, ceiling light point, two sets of internal UPVC double glazed French doors leading through the dining kitchen and dining room.

First Floor Landing

Staircase leading to the second floor landing, loft access hatch, ceiling light point, panelled doors leading off to:

Family Bathroom

5'11 x 10'8 approx (1.80m x 3.25m approx)

UPVC double glazed window to the rear elevation, P-Shaped panelled bath with electric Mira shower over, pedestal wash hand basin, low level flush WC, tiling to the walls, ceiling light point, wall mounted radiator.

Bedroom Four

7'09 x 11'03 approx (2.36m x 3.43m approx)

UPVC double glazed window to the side elevation, wall mounted double radiator, ceiling light point, laminate floor covering.

Bedroom Three

14' x 12'11 approx (4.27m x 3.94m approx)

UPVC double glazed window to the rear elevation, wall mounted double radiators, ceiling light point, coving to the ceiling.

Bedroom Two

16'1 x 13'10 approx (4.90m x 4.22m approx)

UPVC double glazed sectional bay window to the front elevation, wall mounted radiator, ceiling light point, coving to the ceiling.

Second Floor Landing

Split landing with panelled doors leading to storage and additional boarded out loft space.

Landing Storage

2'8 x 5'10 approx (0.81m x 1.78m approx)

Door leading through to boarded out loft space.

Boarded Out Loft Space

17'04 x 9'01 approx (5.28m x 2.77m approx)

Wall mounted Worcester Bosch gas central heating boiler with additional pressurised hot water cylinder providing ample heating and storage to the property with light and power.

Landing Area/Wardrobe Space

16'02 x 5'10 approx (4.93m x 1.78m approx)

UPVC double glazed window to the front elevation, a range of built-in bespoke wardrobe units with mirrored doors providing ample shelving and storage space, panelled door leading to the master bedroom.

Master Bedroom

14'4 x 17'11 approx (4.37m x 5.46m approx)

UPVC double glazed window to the side and rear elevations, recessed spotlights to the ceiling, wall mounted radiators, carpeted flooring, panelled door leading to the ensuite shower room.

En-Suite Shower Room

13'11 x 10'9 approx (4.24m x 3.28m approx)

Walk-in shower enclosure with electric Triton shower above, vanity wash hand basin, low level flush WC, wall mounted radiator, recessed spotlights to the ceiling, built-in extractor fan, chrome heated towel rail.

Rear of Property

To the rear of the property there is an enclosed rear garden with large patio area, garden laid to lawn, walls and hedges to the boundaries with mature screening.

Outside WC

5'4 x 3' approx (1.63m x 0.91m approx)

Low level flush WC, tiling to the floor, tiling to the walls, light.

Storage/Utility

7'09 x 7'2 approx (2.36m x 2.18m approx)

Light and power, space and plumbing for an automatic washing machine, space and point for a freestanding fridge freezer, tiling to the floor.

Garage

12'4 x 30' approx (3.76m x 9.14m approx)

This large double garage offers versatile storage or secure car garaging, featuring an up and over door to the front elevation, double glazed window and door to the side elevations, light and power.

Front of Property

To the front of the property there is a secure gated driveway providing ample off the road vehicle hardstanding for up to four vehicles, external light, car charging point, secure gated pathway to the side elevation.

Agents Notes: Additional Information

Council Tax Band: D

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank: No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 6mbps Ultrafast 1000mbps

Phone Signal: O2, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

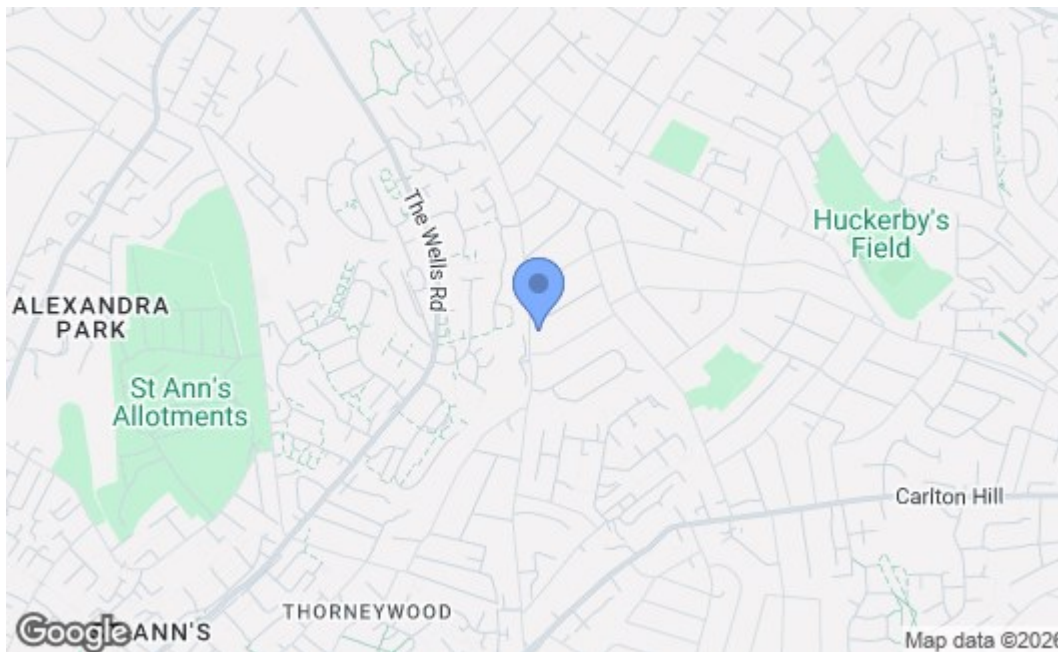
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating			
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	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.