



Moore Road,  
Mapperley, Nottingham  
NG3 6EF

**£925,000 Freehold**

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THIS IS A STUNNING INDIVIDUAL, FIVE BEDROOM, FIVE BATHROOM ARCHITECT DESIGNED HOME SOLD WITH NO UPWARD CHAIN AND READY TO MOVE INTO.

Robert Ellis Estate Agents are pleased to bring to the market this brand-new property which has recently been constructed. Located on Moore Road, Mapperley.

The property benefits from the latest internal design layouts people are looking for to suit today's style of living, with a spacious living/dining kitchen incorporating bi-fold doors overlooking the landscaped rear garden, which we are sure will become the focal point of what will be a beautiful and individual home.

On entering this stunning property, you are welcomed by a spacious double height fully glazed entrance hall benefiting from large format modern porcelain flooring. Open plan living to the ground floor provides living, dining, and kitchen space along one wall with bi-fold doors leading out to the landscaped garden, a separate utility, ground floor cloakroom/shower room, study area and integral garage for storage.

On the first floor, there are THREE DOUBLE bedrooms and a FIVE-PIECE modern family bathroom. The principal bedroom features its own large en-suite FAMILY bathroom with freestanding bath.

Located on the second floor from the landing we have a further TWO DOUBLE bedrooms and an additional bathroom/shower room.

One feature we are sure any buyer will appreciate is the entertainment room located on the lower ground floor with a separate shower room. This space would make an ideal home office or main place of work, gym, studio or cinema room. It's so large it could even be all of these. A viewing really is recommended!

To the front of the property, you will find a block paved driveway providing ample off the road car standing whilst at the rear you have landscaped gardens.

The property has been built and finished to the highest standards; we would be only too pleased to speak to any interested parties who might require more information.

Being traditionally constructed of brick to the external elevations with a rendered finish all under a pitched tiled roof. There is a modern installed heating system along with double glazing throughout with high quality windows frames and external joinery, all of which will help to keep the maintenance of the property to a minimum for years to come.

Being situated in Mapperley just off Plains Road the property is within easy reach of the shopping facilities provided by both the "Mapperley Top" shopping parade and the Arnold town centre which includes Sainsbury's and Asda stores as well as independent shops, there are several local pubs and restaurants close to hand, healthcare and sports facilities including Nuffield Gym and Mapperley Golf Club situated next to the development. Also, it is conveniently located close to Nottingham city centre for the Nottingham High Schools together with highly regarded local schooling.

Selling with NO UPWARD CHAIN, contact the office to arrange your viewing today.



## Ground Floor

### Entrance Hallway

21'3 x 9'4 approx (6.48m x 2.84m approx)

Modern composite door. Vaulted ceiling incorporating feature full glaze height window. Large format tiled flooring. Recessed ceiling spotlights. Feature wooden and glass staircase leading to First Floor Landing. Internal panel door leading into:

### Kitchen Living Dining

22'7 x 32'5 approx (6.88m x 9.88m approx)

Range of fitted wall and base units incorporating stone worksurfaces over. Integrated Miele induction hob. Inset sink with swan neck mixer tap over. Integrated oven. Integrated microwave. Integrated fridge freezer. Island unit offering ample additional storage space with further breakfast bar seating. Large format tiled flooring. Recessed ceiling spotlights. Feature pendant lights. Bi-fold doors leading to raised balcony and access to enclosed rear garden.

### Study

16'05 x 11'02 approx (5.00m x 3.40m approx)

UPVC double glazed window to the front elevation. Recessed ceiling spotlights. Glazed staircase leading to Lower Ground Level

### Ground Floor Shower Room

10'05 x 4'03 approx (3.18m x 1.30m approx)

Double glazed window to the front elevation. Modern 3 piece suite comprising of a walk-in shower enclosure featuring a mains fed pressurised rain water shower head above. wall hung vanity wash hand basin with storage cabinets below and a low level flush W/C. Chrome heated towel rail. Tiled walls. Tiled flooring. Recessed ceiling spotlights. Extractor fan.

### Utility Room

13'02 x 6'07 approx (4.01m x 2.01m approx)

Double glazed window to side elevation. Worksurfaces with inset sink incorporating swan neck mixer tap above. Space and plumbing for automatic washing machine, and automatic dishwasher. Tiled flooring. Ceiling light point. Boiler cupboard housing Valliant gas central heating combination boiler. Airing cupboard housing pressurised hot water cylinder. Panelled door leading to Ground Floor Garage / Store Room

### Ground Floor Garage / Store Room

9'11 x 7'11 approx (3.02m x 2.41m approx)

Door to the front elevation. UPVC double glazed window to the side elevation. Light & Metre points. Wall mounted electrical consumer units.

## Lower Ground Level

### Snug/ Lobby

14'03 x 10'11 approx (4.34m x 3.33m approx)

Recessed ceiling spotlights. Laminate floor covering. Staircase leading to Ground Floor Study. Opening through to Reception Hall. Panelled doors leading into Lower Ground Shower Room & Storage Room

### Lower Ground Reception Hall

22'5 x 34' approx (6.83m x 10.36m approx)

This large open plan reception space benefits from having bifold doors leading onto the enclosed rear garden. Recessed ceiling spotlights. Laminate flooring. The versatile space could be ideal for a large home office, gym or cinema room subjects the buyers needs and requirements.

### Lower Ground Shower Room

10'05 x 4'06 approx (3.18m x 1.37m approx)

Modern 3 piece suite comprising of a walk-in shower enclosure featuring a mains fed rain water shower head above, wall hung vanity wash hand basin and a low level flush W/C. Tiled walls. Tiled flooring. Chrome heated towel rail.

### Lower Ground Storage Room

10'5 x 5'05 approx (3.18m x 1.65m approx)

Ceiling light point. Power.

## First Floor

### First Floor Landing

Carpeted flooring. Wall mounted radiator. Panelled doors leading into:



### Bedroom 1

21'10 x 16'07 approx (6.65m x 5.05m approx)

UPVC double glazed windows to the rear elevation. Feature wall light points. Recessed spotlights to ceiling. Wall mounted radiator. Panelled door leading to En Suite Bathroom

### En Suite Bathroom

11'10 x 10'05 approx (3.61m x 3.18m approx)

UPVC double glazed window to the rear elevation. Modern 5 piece suite comprising of a freestanding double ended bath with freestanding tap over, walk-in shower enclosure featuring a mains fed rain water shower head above, double wall hung vanity hand basin with storage cabinets below and wall hung W/C. Chrome heated towel rail. Tiled walls. Tiled flooring. Recessed ceiling spotlights.

### Bedroom 2

16'11 x 11'02 approx (5.16m x 3.40m approx)

UPVC double glazed windows to the front elevation. Feature wall light points. Recessed spotlights to ceiling. Feature radiator.

### Bedroom 3

16'08 x 11'04 approx (5.08m x 3.45m approx)

UPVC double glazed windows to the front elevation. Feature wall light points. Recessed spotlights to ceiling. Feature radiator.

### Family Bathroom

8'2 x 8'8 approx (2.49m x 2.64m approx)

UPVC double glazed window to side elevation. Modern 5 piece suite comprising of a panel bath with a mains fed shower attachment over, walk-in shower enclosure with wet room shower floor, double wall hung vanity wash hand basin with storage cabinets below and a low level flush W/C. Chrome heated towel rail. Tiled walls. Tiled flooring. Recessed ceiling spotlights.

### Second Floor

#### Second Floor Landing

Velux style windows to the rear elevations. Recessed spotlights to ceiling. Storage cabinet. Panelled doors leading into:

### Bedroom 2

16'05 x 21'05 approx (5.00m x 6.53m approx)

Velux roof lights to rear elevation. Double glazed windows to the front elevation. Recessed spotlights to ceiling. Feature radiator.

### Bedroom 5

12'06 x 10'11 approx (3.81m x 3.33m approx)

Double glazed windows to the front elevation. Recessed spotlights to ceiling. Feature radiator.

### Second Floor Shower Room

8'3 x 6'10 approx (2.51m x 2.08m approx)

Velux style window. Modern 3 piece suite comprising of a walk-in quadrant shower enclosure with a mains fed shower above, vanity hand basin with storage cabinets below and a low level flush W/C. Tiled walls. Tiled flooring. Recessed ceiling spotlights. Extractor fan.

### Front of Property

Block paved driveway with space for 3-4 cars. Walls to boundaries. Secure gate leading to rear elevation.

### Rear of Property

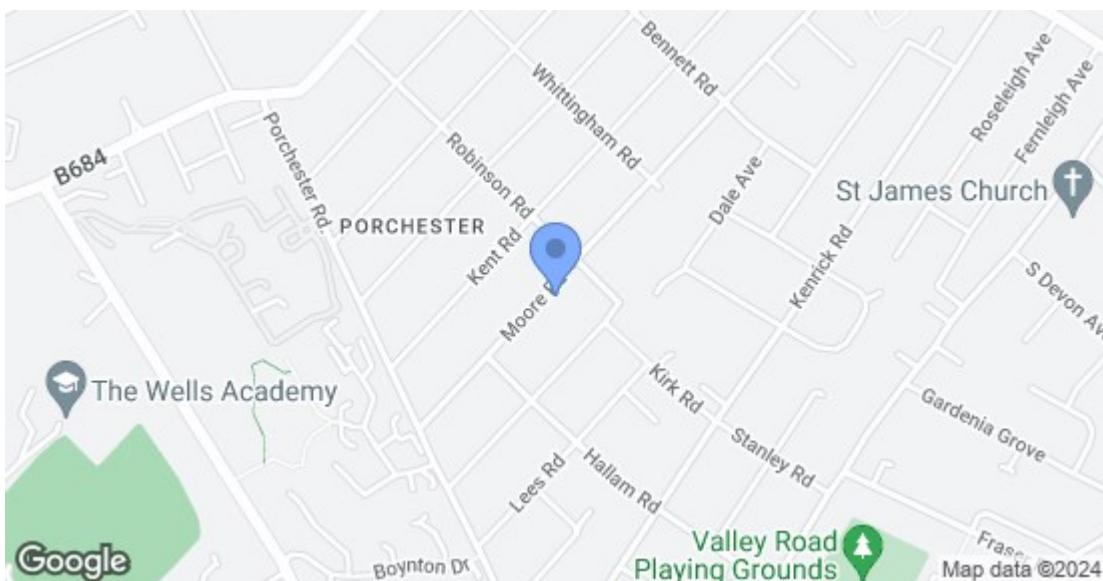
Large balcony area with steps leading down to rear garden. Large paved area. Laid to lawn to side and rear elevations. Raised flower beds to borders. Fencing to boundaries.

### Council Tax

Local Authority: Gedling

Council Tax band: C





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.