



£550,000

Whittingham Road, Mapperley, Nottingham NG3 6BL

EPC Rating C



This extended former bungalow has been substantially improved and modernised creating a beautiful detached family home with versatile accommodation over two floors. To the ground floor is an entrance hall with high gloss tiled flooring which continues through to the open plan kitchen diner. Fitted with a range of high gloss units featuring a breakfast bar, two ovens, a microwave, extractor, five ring gas hob, integrated fridge freezer, wine fridge and dishwasher. There is a walk in bay window to the front and bi folding doors onto the side garden. Also to the ground floor is a living room, cloakroom with WC, second reception room, which is currently used to work from home and could also be utilised as a fourth bedroom. There is a door to a utility room which has a double storage cupboard, fitted base units, spaces for a washing machine and space for a tumble dryer. To the first floor, off the galleried landing, is a four piece family bathroom with a freestanding bath and separate mains fed shower, and three double bedrooms, with a walk in wardrobe and en suite shower room to the master bedroom. The upper floor features vaulted ceilings to all bedrooms. To the front is a block paved driveway and integral store with double garage doors. The property occupies a corner plot landscaped with lawn and paved patios to the side and rear.

Mapperley is known for being popular residentially and commercially. Known for being 'Mapperley Top' the area includes a collection of shops, restaurants, pubs, wine bars, hairdressers, beauty salons and takeaways. There are also local schools nearby and regular transport links to the City Centre.

- Freehold

KITCHEN/DINER

KITCHEN AREA 11' 9" x 11' 7" (3.58m x 3.53m)

DINING AREA 13' 8" into bay x 11' 8" (4.17m x 3.56m)

WC 6' 4" x 5' 10" (1.93m x 1.78m)

STUDY / BEDROOM FOUR 11' 7" x 9' 9" (3.53m x 2.97m)

UTILITY ROOM 9' 8" x 8' 10" (2.95m x 2.69m)

LIVING ROOM 20' 0" x 14' 5" maximum measurement (6.1m x 4.39m)

MASTER BEDROOM 16' 6" x 13' 6" (5.03m x 4.11m)

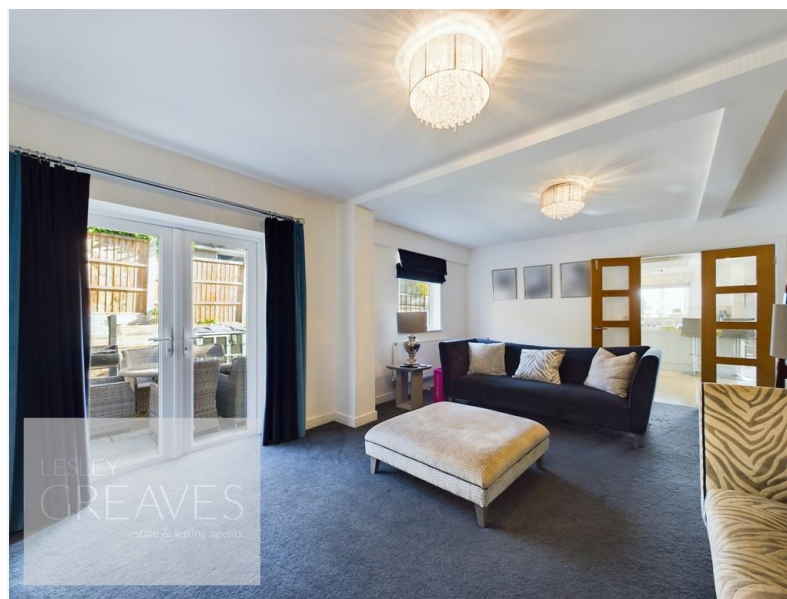
WALK IN WARDROBE 7' 1" x 5' 8" (2.16m x 1.73m)

EN-SUITE 7' 10" into shower recess x 6' 7" (2.39m x 2.01m)

BEDROOM TWO 22' 5" x 10' 3" maximum, reducing to 7'11" (6.83m x 3.12m)

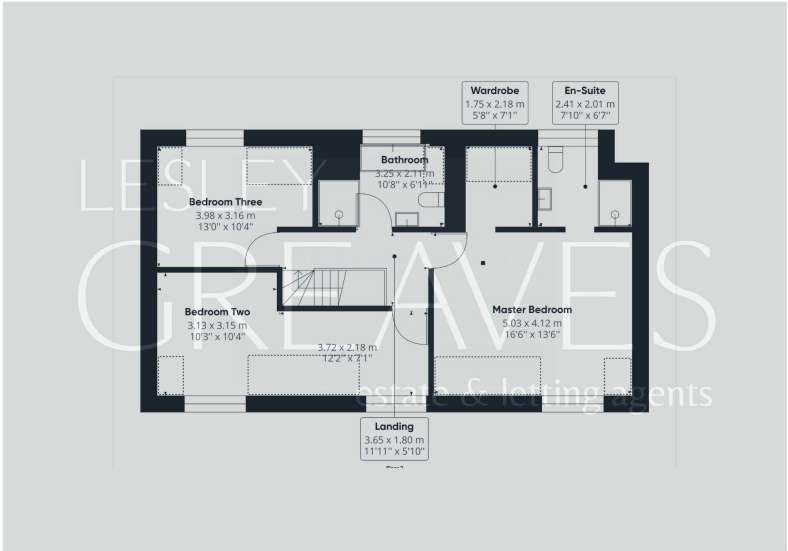
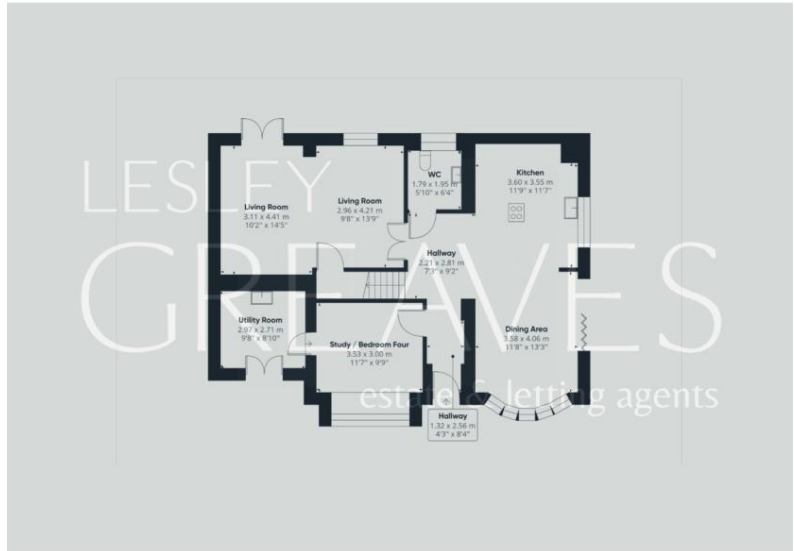
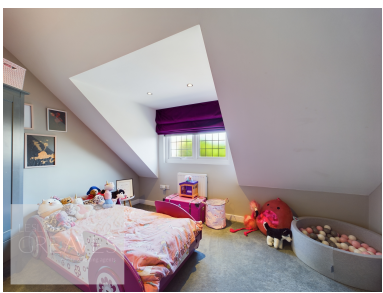
BEDROOM THREE 13' 0" x 10' 4" (3.96m x 3.15m) maximum measurement

BATHROOM 10' 8" into shower recess x 6' 11" (3.25m x 2.11m)



LESLEY GREAVES

estate & letting agents



COUNCIL TAX BAND: C

LOCAL AUTHORITY: Gedling Borough Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



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