



£550,000

WHITTINGHAM ROAD
MAPPERLEY

- HIGH GLOSS FINISH
- MODERN KITCHEN
- BI-FOLDING DOORS
- VERSATILE ROOMS
- VAULTED CEILINGS
- CORNER PLOT
- EPC C



Stunning Modernized Family Home Mapperley

THIS BEAUTIFULLY TRANSFORMED FORMER BUNGALOW HAS BEEN EXTENSIVELY IMPROVED AND MODERNIZED, RESULTING IN A STUNNING DETACHED FAMILY HOME OFFERING VERSATILE ACCOMMODATION OVER TWO FLOORS. THE GROUND FLOOR WELCOMES YOU WITH AN ENTRANCE HALL FEATURING HIGH GLOSS TILED FLOORING THAT SEAMLESSLY EXTENDS INTO THE OPEN-PLAN KITCHEN DINER. THE KITCHEN IS EQUIPPED WITH SLEEK HIGH GLOSS UNITS, A BREAKFAST BAR, TWO OVENS, A MICROWAVE, AN EXTRACTOR, A FIVE-RING GAS HOB, AN INTEGRATED FRIDGE FREEZER, A WINE FRIDGE, AND A DISHWASHER. THE SPACE IS FURTHER ENHANCED BY A WALK-IN BAY WINDOW AT THE FRONT AND BI-FOLDING DOORS LEADING TO THE SIDE GARDEN.

ADDITIONALLY, THE GROUND FLOOR INCLUDES A SPACIOUS LIVING ROOM, A CLOAKROOM WITH WC, AND A SECOND RECEPTION ROOM CURRENTLY UTILIZED AS A HOME OFFICE, WHICH COULD EASILY SERVE AS A FOURTH BEDROOM. A UTILITY ROOM, ACCESSIBLE VIA A DOOR, OFFERS AMPLE STORAGE WITH DOUBLE CUPBOARDS, FITTED BASE UNITS, AND DESIGNATED SPACES FOR A WASHING MACHINE AND TUMBLE DRYER.

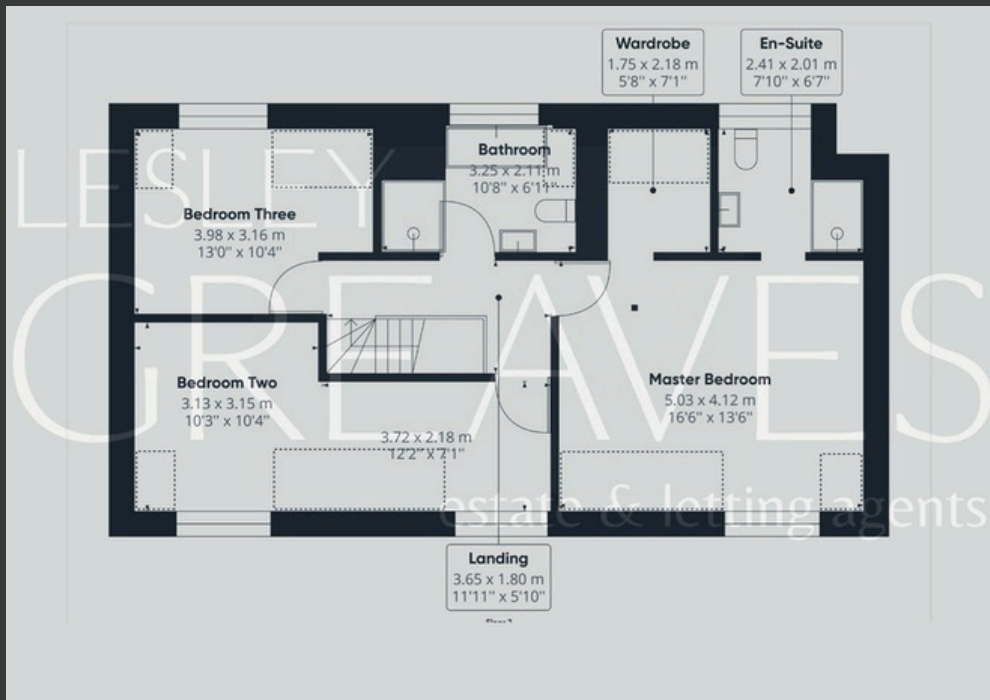
THE FIRST FLOOR, REACHED VIA A GALLERIED LANDING, FEATURES A LUXURIOUS FOUR-PIECE FAMILY BATHROOM WITH A FREESTANDING BATH AND A SEPARATE MAINS-FED SHOWER. THERE ARE THREE GENEROUSLY SIZED DOUBLE BEDROOMS, WITH THE MASTER BEDROOM BOASTING A WALK-IN WARDROBE AND AN EN-SUITE SHOWER ROOM. ALL UPPER-FLOOR BEDROOMS BENEFIT FROM VAULTED CEILINGS, ADDING TO THE SENSE OF SPACE AND ELEGANCE.

OUTSIDE, THE PROPERTY INCLUDES A BLOCK-PAVED DRIVEWAY AND AN INTEGRAL STORE WITH DOUBLE GARAGE DOORS. THE CORNER PLOT IS METICULOUSLY LANDSCAPED, WITH LAWNS AND PAVED PATIOS TO THE SIDE AND REAR, PROVIDING PERFECT SPACES FOR OUTDOOR RELAXATION AND ENTERTAINMENT. LOCATED IN THE DESIRABLE MAPPERLEY AREA, THIS HOME IS IDEALLY SITUATED NEAR 'MAPPERLEY TOP,' A VIBRANT HUB WITH SHOPS, RESTAURANTS, PUBS, WINE BARS, HAIRDRESSERS, BEAUTY SALONS, AND TAKEAWAYS.

THE AREA ALSO OFFERS EXCELLENT LOCAL SCHOOLS AND REGULAR TRANSPORT LINKS TO THE CITY CENTRE.

- FREEHOLD
- COUNCIL TAX; BAND .
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; .. SQ METERS





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Lesley Greaves Estate & Lettings Agents

20 Main Road ,Gedling, Nottingham, NG4 3HG

0115 987 7337

sales@lesleygreaves.co.uk