

Plains Road
Nottingham NG3 5QX



DavidJames
the estate agent



£375,000

4 bedrooms

B (83)

Freehold



Viewer's notes

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All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only. The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing. If you have a property to sell you may wish to take advantage of our free valuation service.

M)

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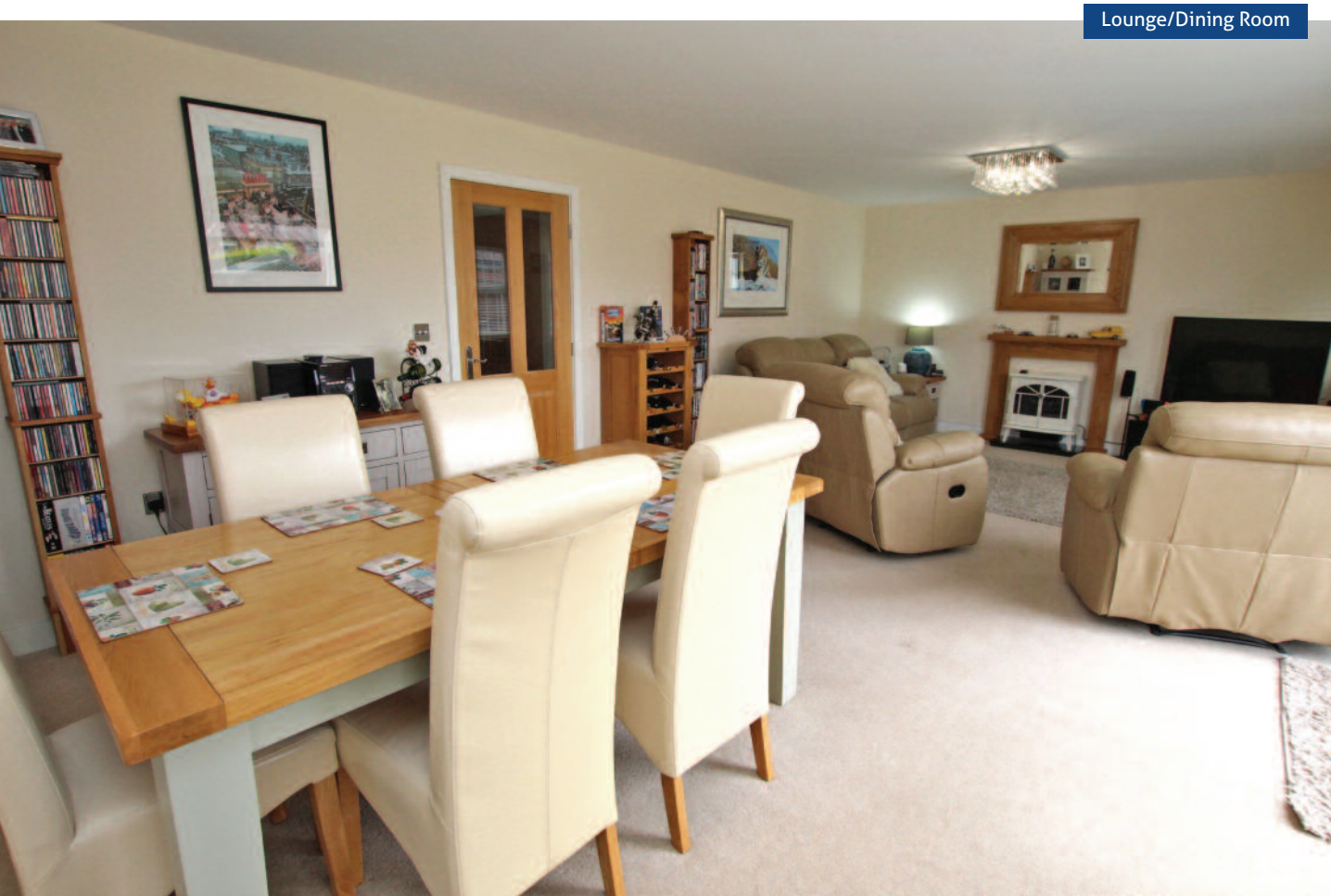
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Lounge/Dining Room



Breakfast Kitchen

- ✓ Modern detached house in popular Mapperley
- ✓ Four good sized bedrooms the master with en-suite
- ✓ Dining lounge with French doors and feature fireplace
- ✓ Kitchen with integrated appliances & granite surfaces
- ✓ Separate utility room and ground floor WC
- ✓ Modern bathroom with four piece suite
- ✓ UPVC SUDG windows/Gas central heating
- ✓ Enclosed rear garden and block paved driveway
- ✓ Integral garage provides parking or storage
- ✓ Walking distance to Nuffield Health Centre



Dining Area



French Doors



Lounge Area



Breakfast Area

This is an executive style detached family home situated within walking distance of the plentiful amenities in Mapperley and transport links to Nottingham city centre and the surrounding areas.

You access the property via a composite entrance door protected by a tiled overhead canopy. The entrance hall has an inset coir mat and stairs ascend to the first floor accommodation with a useful storage cupboard below and doors lead to the integral garage, lounge/dining room, WC and breakfast kitchen.

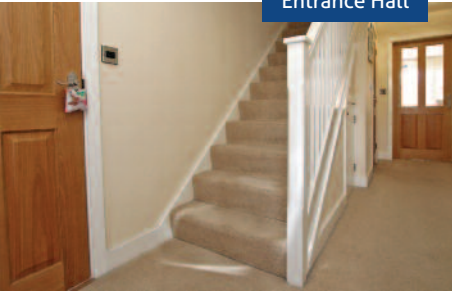
Stamp Duty Rates		
First time purchase	Buying your next home	Additional or buy to let property
£3,750.00	£8,750.00	£20,000.00
For more information visit http://www.david-james.com/stampduty		

Council Tax Band	F
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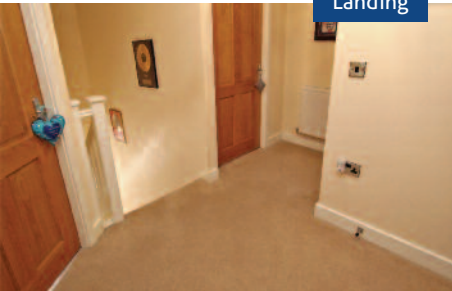
The property falls under the jurisdiction of Gedling Borough Council. This information is correct as of 22/07/2018 and was obtained through the directgov website. David James offer no guarantee as to the accuracy of this information.

The lounge/dining room is a good size and has French doors overlooking and providing access to the rear garden. The focal point is a feature fireplace with log burner style electric fireplace.

The superb breakfast kitchen is fitted with a modern range of base and eye



Entrance Hall



Landing



Utility

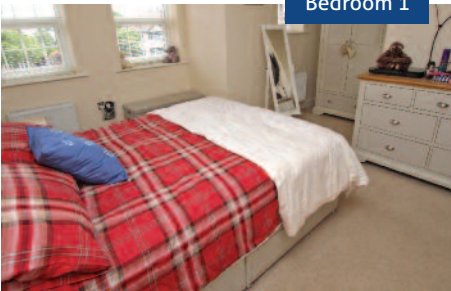


Kitchen Area

level units with granite working surfaces with tiled splashbacks and inset stainless steel sink with drainer grooves in work surface. Integrated appliances include an electric fan assisted oven and grill, gas hob with stainless steel canopy extractor fan above, dishwasher and a concealed fridge freezer. There is a



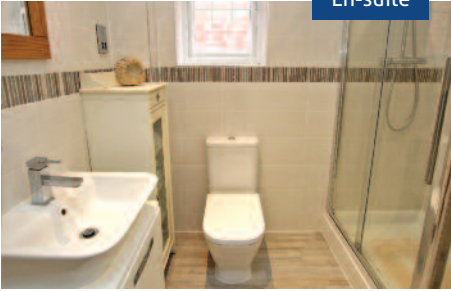
Dining Area



Bedroom 1



Dressing Area



En-suite

range of downlighting and a walk-in bay window overlooks the front garden and provides plenty of room for a table and chairs. A door leads into the useful utility room having matching units, working surface with inset stainless steel sink and included washing machine.

All four bedrooms and the bathroom are accessed from the first floor landing.

Bedrooms one to four are all good size bedrooms with bedroom one enjoying the use of an en-suite shower room fitted with a washbasin set within a vanity unit, dual flush WC and shower cubicle also with a plumbed-in mains pressure shower with unit.

The bathroom is fitted with a modern four piece white suite comprising panelled bath, washbasin set within a vanity unit, dual flush WC and a shower cubicle also with a plumbed-in mains pressure shower and glazed screen. There are feature part tiled walls, a heated chrome effect towel radiator and an opaque window provides natural light.



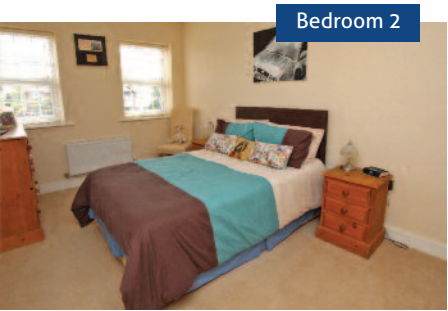
Bedroom 1

The property benefits from gas central heating and UPVC double glazing.

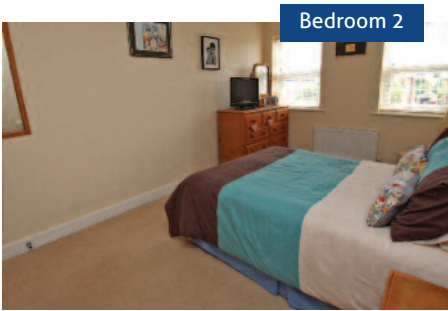
Outside, off street parking is provided by a block paved drive which in turn leads to the integral garage with up and over doors, power, lighting and pedestrian access back into the house.

The rear garden is enclosed by timber fencing and has an initial paved patio and the remainder is predominantly lawned.

In conclusion, this is an immaculate spacious family home, situated within easy reach of Mapperley's excellent amenities and Nuffield Health Centre. A viewing is highly recommended at the earliest opportunity in order to avoid disappointment.



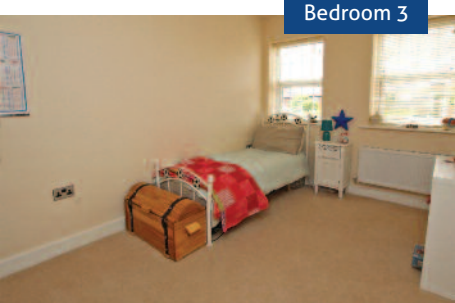
Bedroom 2



Bedroom 2



Rear Garden



Bedroom 3



Bedroom 4

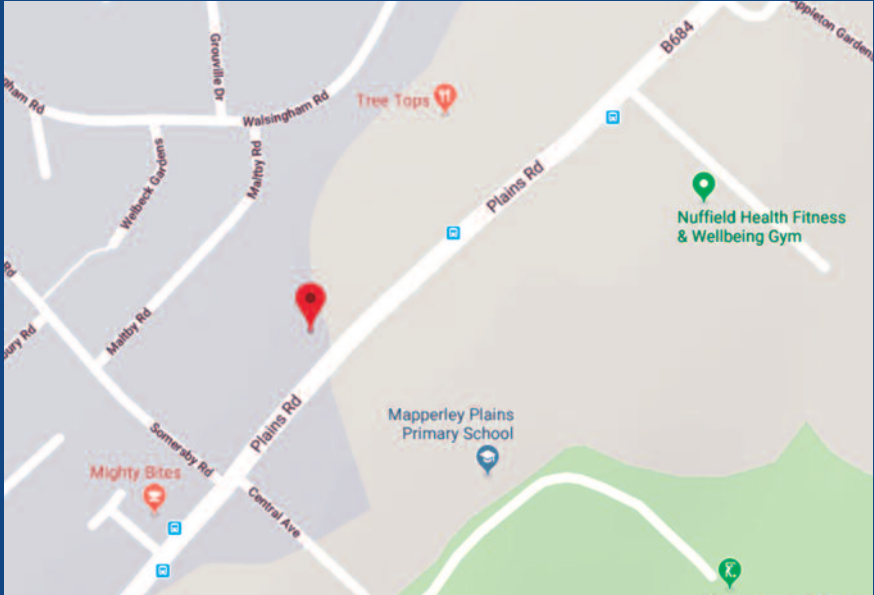


Front

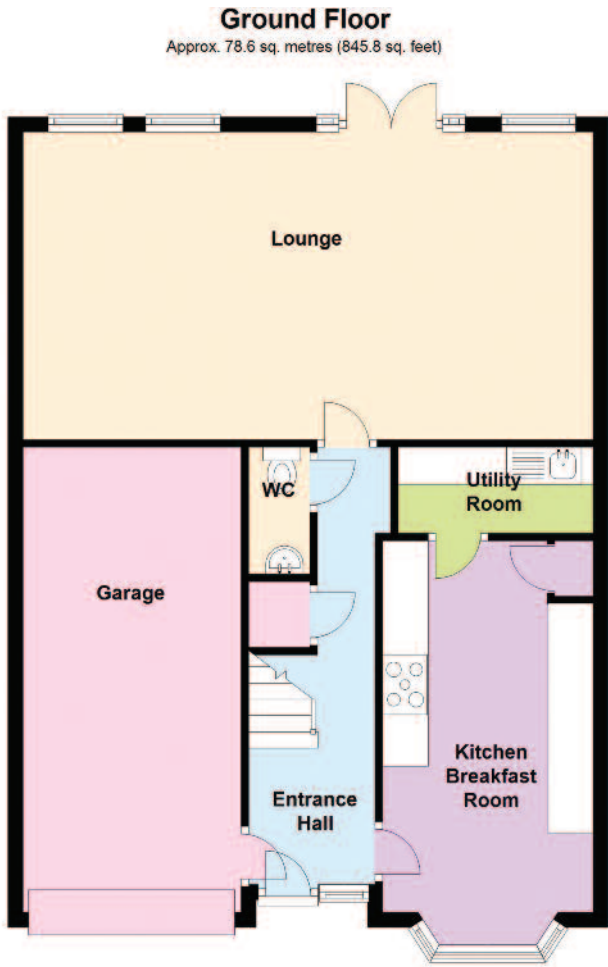
How to get there

From our Mapperley office heading towards Arnold on the B686 Plains Road, you will find the property on the left hand side of the road, immediately before the Tree Tops pub and restaurant.

Please note that the pin on the map designates the centre of the postcode and not the exact location of the property



Property floor plan & measurements



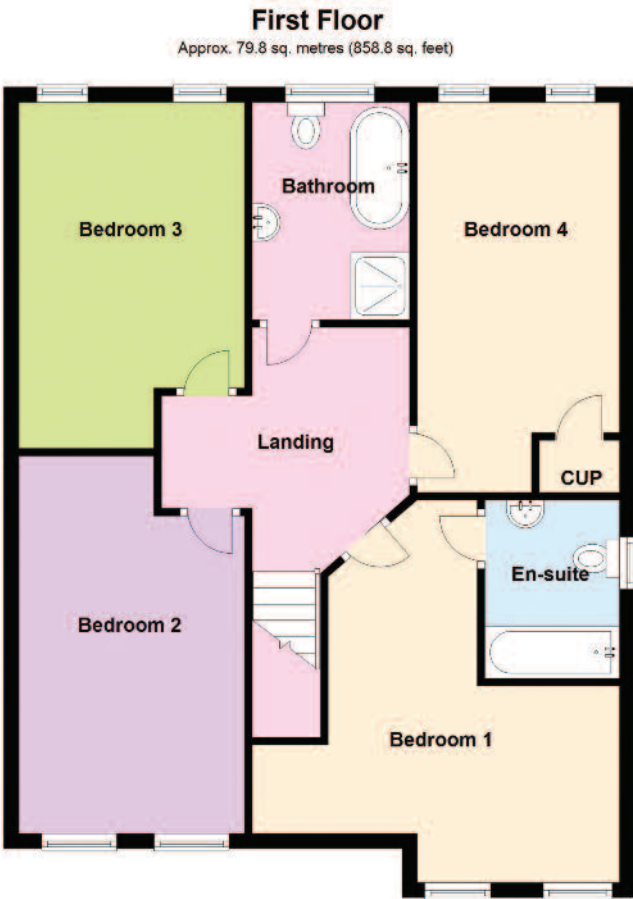
GROUND FLOOR

Lounge/Dining Room
7.59m x 4.09m
(24'11 x 13'5)

Breakfast Kitchen
4.95m max x 2.82m max
(16'3 max x 9'3 max)

Utility Room
2.26m x 1.50m
(7'5 x 4'11)

Garage
6.20m x 2.90m
(20'4 x 9'6)



FIRST FLOOR

Bedroom One
6.20m max x 4.29m max
(20'4 max x 14'1 max)

En-suite
2.18m x 1.80m
(7'2 x 5'11)

Bedroom Two
5.03m max x 3.02m max
(16'6 max x 9'11 max)

Bedroom Three
4.62m x 3.02m
(15'2 x 9'11)

Bedroom Four
5.21m x 2.69m
(17'1 x 8'10)

Bathroom
2.90m x 2.11m
(9'6 x 6'11)

OUTSIDE

Rear Garden
13.46m max approx
(44'2 max approx)

158.4 sq metres
(1704.6 sq feet)

Total Area
(Approx)

North West Facing
Rear Aspect

