

Howieson Court
Nottingham NG3 5UY



DavidJames
the estate agent



£400,000

4 bedrooms

B (81)

Freehold

Viewer's notes

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Lounge

David James have the pleasure of offering for sale this superb, modern executive style detached house which is situated within walking distance of Mapperley's town centres, excellent local amenities which include a wide range of shops, cafes, bars and restaurants as well as Mapperley Golf Course, Cricket Club and Nuffield Fitness Centre. The accommodation provides four double bedrooms which have the benefit of two en-suite shower rooms and a family bathroom complemented by a lounge, sitting room and open plan kitchen, utility room and WC. Outside, there is a drive and rear garden enjoying extended views.



Entrance



Sitting Room



Utility



WC

- ✓ Executive style detached house situated in a cul de sac
- ✓ Four double bedrooms, two with en suite shower rooms
- ✓ Generous size lounge/dining room with bay window
- ✓ Dining room currently used as a gym
- ✓ Grand entrance hall, ground floor WC
- ✓ Generous size dining kitchen with adjoining utility room
- ✓ Modern family bathroom with white suite
- ✓ Gas central heating and double glazed windows
- ✓ Enclosed rear garden with seating area enjoying views
- ✓ Situated in ever popular Mapperley with its plentiful amenities

#homeis
“ South east facing garden
“ Beautiful views over the golf course



Lounge



Lounge

A canopy with feature black opaque sealed unit double glazed composite front door gives access to an entrance hall which is a superb introduction to this home, having a staircase with open balustrade leading to the first floor accommodation. A feature timber effect floor extends through to the WC and lounge which runs the full length of the property and includes a walk-in bay window overlooking the front elevation and French doors giving access to the garden.

The WC is fitted with a modern two piece white suite which includes a feature washbasin sat on a storage unit and dual flush WC.

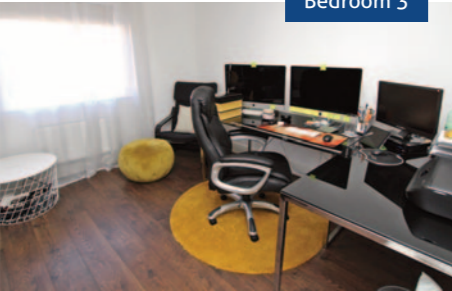
Stamp Duty Rates		
First time purchase	Buying your next home	Additional or buy to let property
£5,000.00	£10,000.00	£22,000.00
For more information visit http://www.david-james.com/stampduty		

Council Tax Band **F**

The property falls under the jurisdiction of Gedling Borough Council. This information is correct as of 04/11/2018 and was obtained through the directgov website. David James offer no guarantee as to the accuracy of this information.

The sitting room is also at the front of the property and is pleasantly decorated having a bay window and door providing access into the kitchen.

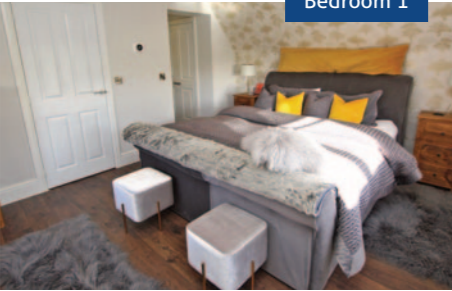
The L-shape generous size dining kitchen has triple aspect windows and



Bedroom 3



Bedroom 1



Bedroom 1

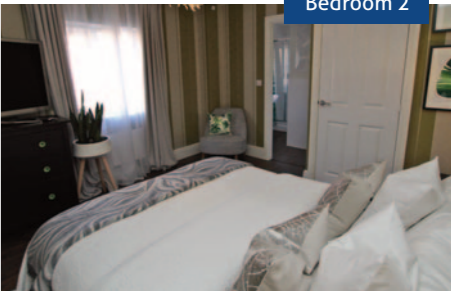


En-suite

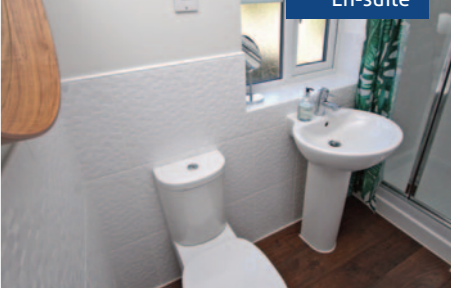
French doors provide further access into the garden. The kitchen is fitted with a quality range of units with panelled doors and contrasting working surfaces, tiled splashbacks and inset stainless steel sink with one and a half bowls, single drainer and chrome mixer tap. The focal point is a range of stainless steel integrated



Dining Kitchen



Bedroom 2



En-suite

appliances which include a four ring gas hob, canopy with extractor fan above, integrated induction oven and grill and fan assisted oven below. There is also an integrated dishwasher and space for a fridge/freezer. A feature high gloss ceramic tile floor extends through into the utility room which also provides access to the rear elevation and is fitted with a matching range of units, again with contrasting worktops with inset sink, tiled splashbacks and provision and plumbing for both a dryer and automatic washing machine.

From the first floor landing doors provide access to the four double bedrooms and family bathroom in addition to the boiler and linen store.

The master bedroom is a good size with dual aspect windows enjoying views. A recess provides a dressing area and is fitted with built-in wardrobes and the adjoining en-suite shower room has a modern three piece white suite which includes a pedestal washbasin, WC and shower cubicle with glazed door and plumbed-in mains pressure shower complemented by ceramic tiled walls.

Bedroom two, currently being used as a guest room, has the benefit of an en-suite shower room comprising pedestal sink, WC and shower cubicle with glazed door.

The superb family bathroom/WC has been fitted with a modern three piece white suite which includes a panelled bath with plumbed-in mains pressure



Bedroom 1



Bedroom 2

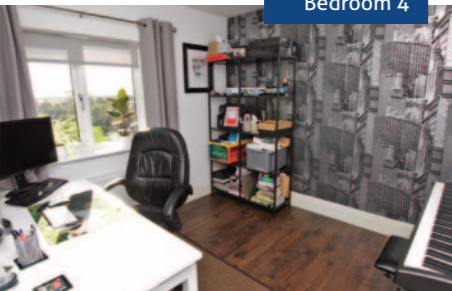
shower, complemented by mirror effect wall tiles.

The remaining two bedrooms are also double in size and are currently used by the vendors as an office/study. Bedroom three overlooks Howieson Court and bedroom four enjoys extended views over the golf course.

The property has a smart thermostat (heating and water), smart smoke detector (both Nest), smart doorbell (Doorbird), CCTV, smart home alarm, UPVC sealed unit double glazed windows. PVC fascia and soffit boards help to provide low maintenance and there is the reassurance of an NHBC Guarantee which commenced 2013.



Landing



Bedroom 4



Rear Garden



Rear Garden



Rear Garden

Outside, a drive situated at the side of the property provides off street parking for at least two cars and gives access to a secure lock-up timber gate leading to the rear garden. The main garden is situated at the rear of the property and has an initial paved patio and also a superb decked

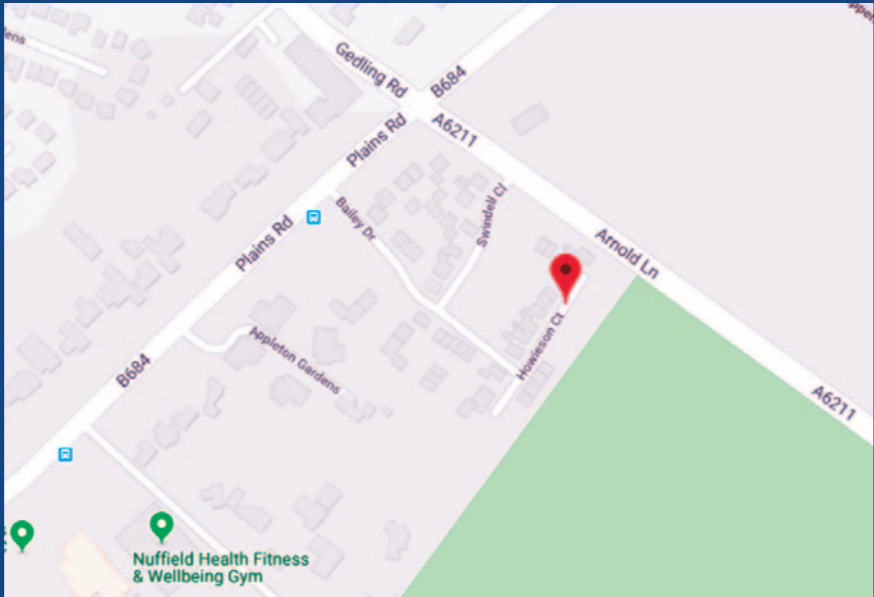
seating area enjoying views over the golf course.

This is a superb home, situated in a popular residential location within walking distance of two schools and Gedling Country Park is a 15-20 minute walk or a 3 minute drive away. This property must be viewed to be truly appreciated.

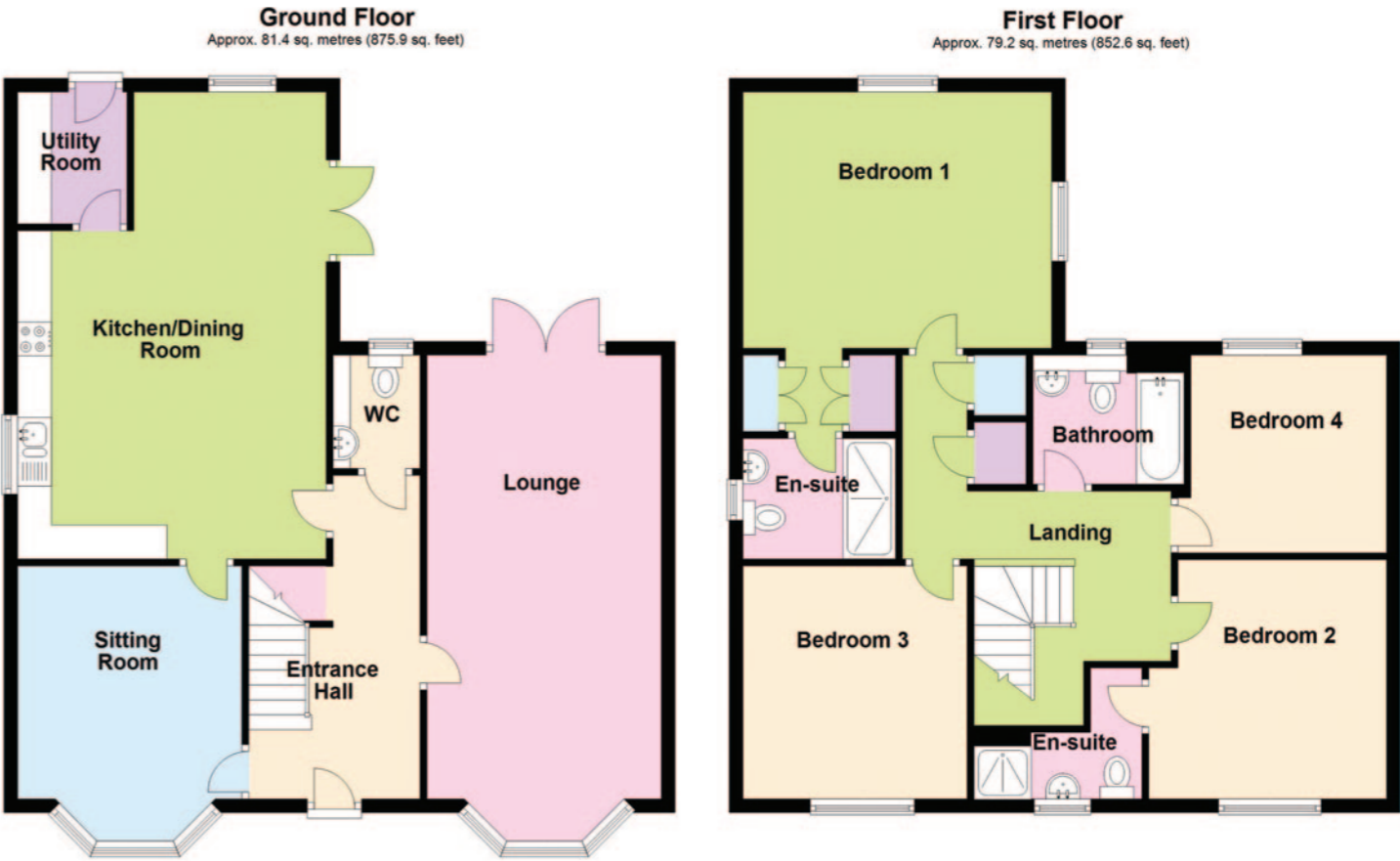
How to get there

From our Mapperley office heading towards Arnold on Plains Road (B684) turn right onto Bailey Drive, continue taking the second left into Howieson Court where you will find the property on the right hand side.

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

Entrance Hall
4.80m max x 2.49m max
(15'9 max x 8'2 max)

Lounge
7.14m max x 3.45m max
(23'5 max x 11'4 max)

Dining Kitchen
6.86m max x 4.55m max
(22'6 max x 14'11 max)

Utility Room
1.93m x 1.60m
(6'4 x 5'3)

Sitting Room
4.04m max x 3.30m max
(13'3 max x 10'10 max)

WC
1.60m x 1.30m
(5'3 x 4'3)

FIRST FLOOR

Landing (Irregular shape)
3.40m max x 3.94m max x 2.97m max
(11'2 max x 12'11 max x 9'9 max)

Bedroom One
4.55m max x 3.76m max
(14'11 max x 12'4 max)

Dressing Area
1.57m x 0.91m
(5'2 x 3'0)

En-suite
2.24m x 1.78m
(7'4 x 5'10)

Bedroom Two
3.53m max x 3.51m max
(11'7 max x 11'6 max)

En-suite
2.44m max x 1.93m max
(8'0 max x 6'4 max)

Bedroom Three
3.43m x 3.30m
(11'3 x 10'10)

Bedroom Four
3.07m x 2.90m
(10'1 x 9'6)

Bathroom
2.18m x 1.88m
(7'2 x 6'2)

OUTSIDE

Rear Garden
9.80m x 13.03m max approx
(32'2 x 42'9 max approx)

160.6 sq metres
(1728.5 sq feet)

Total
Area
(Approx)

South East Facing
Rear Aspect

