

**Breckhill Road
Nottingham NG5 4GQ**



DavidJames
the estate agent



£525,000

5 bedrooms

B (81)

Freehold

david-james.com

From our Mapperley office, head towards Nottingham City centre on the B684, turn right onto Breckhill Road, continue where you will find the property on the right hand side.

A map of a residential area in Breck Hill, showing streets like Breck Hill Rd, Wensley Rd, and Longridge Rd. A red pin marks a location on Breck Hill Rd.

[illegible][illegible][illegible]

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property. All services, together with electrical fittings or fitted appliances have NOT been tested.

All the measurements given in the details are approximate. Floor plans are for illustrative purposes

THIRD PARTY REFERRAL ARRANGEMENTS

David James Estate Agents have established professional relationships with third-party suppliers for

the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis:

W A Barnes Ltd:	£60 including VAT.
All Moves UK Ltd:	18% including VAT of the invoice total (£107 including VAT average).
MoveWithUs Limited:	£188 including VAT (average).

(M)

102 Front Street
Arnold
Nottingham
NG5 7EJ

t 0115 955 5550
e arnold@david-james.com

317 Carlton Hill
Carlton
Nottingham
NG4 1GL

t 0115 987 8957
e carlton@david-james.com

45b Plains Road
Mapperley
Nottingham
NG3 5JU

t 0115 962 4213
e mapperley@david-james.com

david-james.com



Lounge Area

David James have the pleasure of offering for sale this exceptional detached recently remodelled and refurbished house which is testament to the current owners. Situated on Breckhill Road in popular Woodthorpe and only a stone's throw from ample amenities in Mapperley and a short commuting distance to Nottingham city centre. The property enjoys generous sized landscaped gardens and ample off street parking provided by a block paved driveway and detached garage. Its frontage does not portray the accommodation on offer and a viewing is essential to fully appreciate the size and quality of this home.

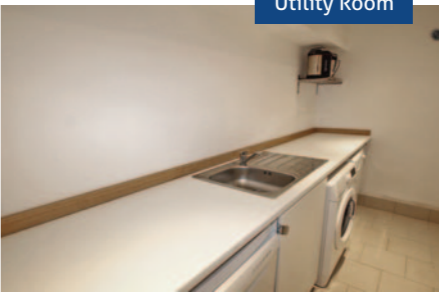
The property is set back from the road behind a low level garden wall topped with wrought iron. A feature composite front door providing access into an impressive entrance hall which is the



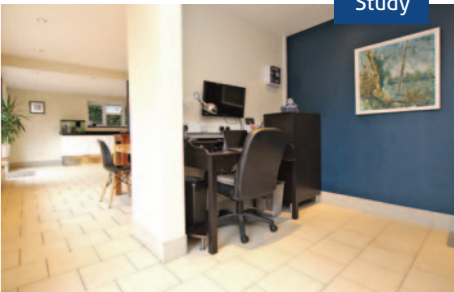
Kitchen/Dining Room



Ground Floor Shower Room



Utility Room



Study

- ✓ Recently refurbished and remodelled detached house
- ✓ 4/5 bedrooms depending on configuration
- ✓ Master bedroom configured with dressing room and en-suite
- ✓ Superb entrance hall with modern staircase and picture window
- ✓ Two further refitted bathrooms
- ✓ Good sized open plan family room with multi fuel burner
- ✓ Study with garden views, energy efficient solar panels
- ✓ Large kitchen/dining room with adjoining utility room
- ✓ Generous size garden with ample seating areas
- ✓ Driveway leads to a detached garage providing ample parking



Entrance Hall



Entrance Hall/Gallery Landing



Family Room



Dining Area

perfect introduction to this home. There is a feature floor, vertical radiator and doors leading to four of the bedrooms and family bathroom. A superb gallery landing with picture window providing views of the garden and ample natural light. An opening leads to a staircase having glazed balustrade, Oak handrail, feature chandelier and provides access to the ground floor accommodation.

The master bedroom has rear garden views and a door leads to the dressing room which in turn has a door providing access into a refitted en-suite shower room comprising of walk-in shower with glazed screen and wall mounted electric shower. The remaining suite incorporates a dual flush WC and washbasin with mixer tap. The finishing touches are provided by a wall mounted cupboard, glazed shelf unit and circular mirror. An opaque

Stamp Duty Rates		
First time purchase	Buying your next home	Additional or buy to let property
£16,250.00	£16,250.00	£32,000.00
For more information visit http://www.david-james.com/stampduty		

Council Tax Band	D
------------------	---

The property falls under the jurisdiction of Gedling Borough Council. This information is correct as of 28/07/2019 and was obtained through the directgov website. David James offer no guarantee as to the accuracy of this information.

window provides natural light in addition to the existing lighting. It is also worth noting that the dressing room could be utilised as a fifth bedroom.

Panelled doors lead to the family bathroom and the remaining bedrooms which are all double in size. Bedroom two and three enjoy rear garden views and bedroom four is currently utilised as a gym.

The family bathroom has a four piece suite with walk-in glazed shower cubicle, panelled bath, washbasin and dual flush WC. There is full height ceramic tiling to all walls and a contrasting polished ceramic tiled floor. The room is complemented by a chrome tubular towel radiator and a useful airing cupboard.

To the ground floor, the lounge, family room, office and kitchen all open out onto



Dressing Room/Bedroom 5



Master Bedroom



En-suite

the garden. The open plan family room is a particularly bright and pleasant room with superb large window and French doors providing ample natural light. The room has high ceilings and comprises of a lounge area, bar area and sitting area with multi fuel burner. From the family room doors lead to the ground floor shower room and the remaining ground floor accommodation.



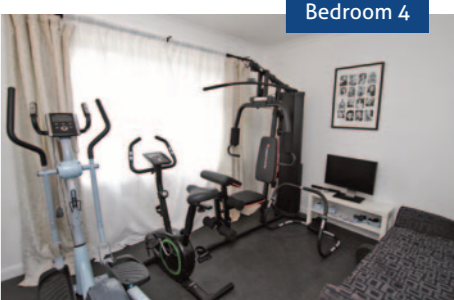
Sitting Area



Bedroom 2



Bedroom 3



Bedroom 4

The shower room comprises of walk-in shower with glazed screen, dual flush WC and pedestal sink complemented by wall and floor tiles.

The remaining accommodation has open access into a study/office area which borrows light from a glazed exterior door providing further access into the rear landscaped garden. From the study is the superb generous sized dining kitchen.

The bespoke kitchen is fitted with a modern range of freestanding base units with ample storage and contrasting granite working surfaces having matching splashbacks and inset composite sink with feature mixer tap. There are two main focal points to the kitchen, the first are the two stainless steel eye level electric fan ovens and an integrated microwave. The second is the ceramic hob and floating feature extractor fan above. There is provision for an American style freezer and doors lead to a storage room and useful utility room with base units, work surface and inset stainless steel sink. There is provision and plumbing for an automatic washing machine, dishwasher and space for a condensing dryer.

On your visit you will also see there is plenty of room for a table and chairs. Features include deep pan drawers and under-counter LED lighting. A ceramic



Bathroom



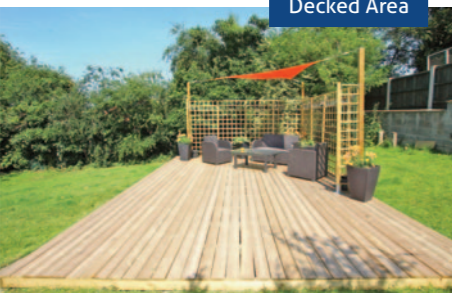
Bedroom 1

tiled floor complements the room and windows overlook both the rear and side elevations in addition to French doors providing access to the large garden.

The kitchen/diner, utility room, office and downstairs bathroom all benefit from individually controlled under-floor heating.

The property benefits from gas central heating served by a combination gas boiler providing instant domestic hot water, energy efficient solar panels and UPVC sealed unit double glazed windows plus a recently refitted composite front entrance door.

Outside, the property is set back from the road behind a garden wall and an opening provides access to the block paved driveway which leads to secure lock-up



Decked Area



Rear Garden



Rear Garden



Rear Garden

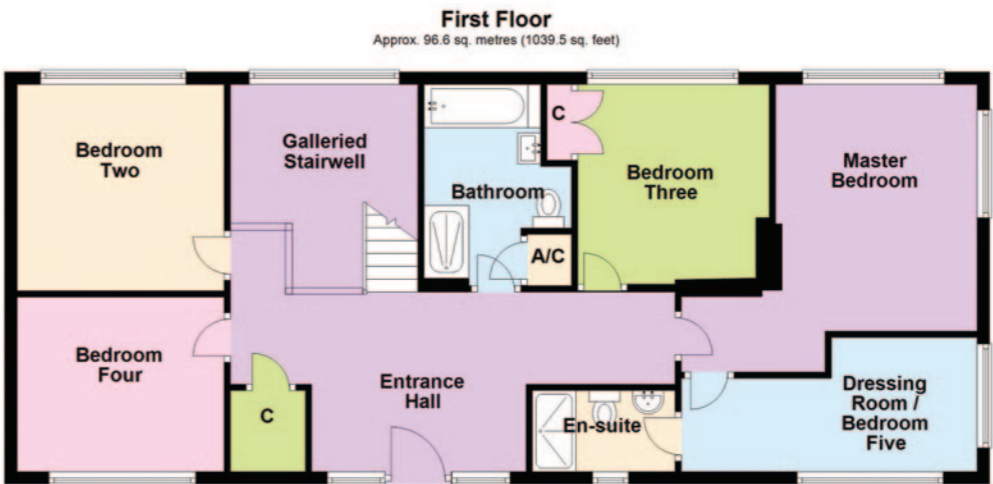
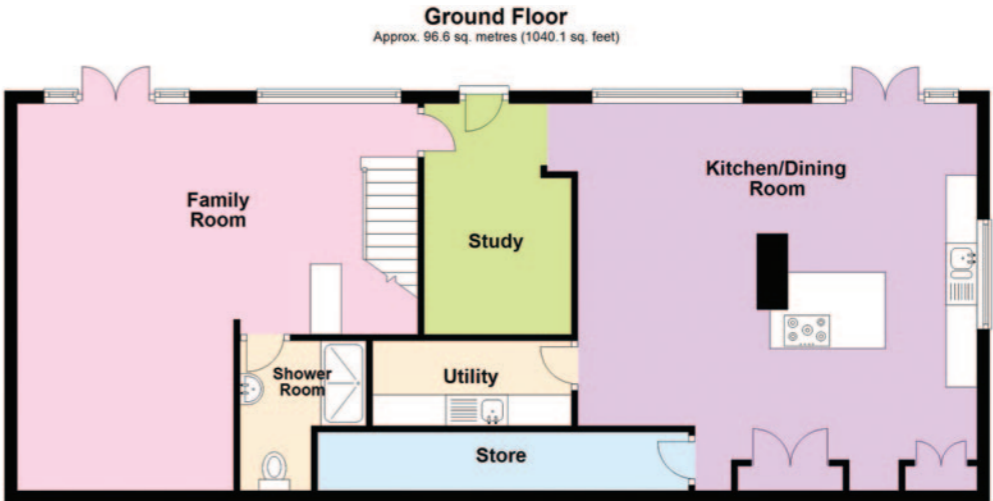


Rear Garden

wrought iron gate and in turn into the rear garden with ample parking space and turning point. A single detached garage can be used for parking a smaller car, but is also useful for storage, which in turn provide access to the rear garden. The remaining front garden has low maintenance in mind and is predominantly gravel borders with established plants and shrubs. The rear garden must be viewed and enjoys ample seating areas and recently fitted decked areas. There are ample borders planted with shrubs, trees and plenty of established plants and the remainder is mostly lawn. We recommend a viewing to appreciate the generous size and feel this large garden has to offer.

To summarise, this is a magnificent home which has too many features to mention and therefore the property has to be viewed to be fully appreciated. The front façade gives no impression of its size and the superb family size accommodation on offer. Combine this with its ideal setting close to Mapperley, Sherwood and Arnold and we anticipate a property of this nature will not be available on the open market for long. Therefore we would urge you to book a viewing and we would be more than pleased to give you a guided tour of this home.

Property floor plan & measurements



GROUND FLOOR

Master Bedroom
 4.65m x 3.33m
 (15'3 x 10'11)

Dressing Room/Bedroom Five
 4.72m x 2.31m
 (15'6 x 7'7)

En-suite Shower Room
 2.21m x 1.17m
 (7'3 x 3'10)

Bedroom Two
 3.33m x 3.33m
 (10'11 x 10'11)

Bedroom Three
 3.23m x 3.10m
 (10'7 x 10'2)

Bedroom Four
 3.33m x 2.92m
 (10'11 x 9'7)

Bathroom
 3.28m x 2.36m
 (10'9 x 7'9)

LOWER GROUND FLOOR

Family/Sitting Room
 6.45m max x 6.25m max
 (21'2 max x 20'6 max)

Kitchen/Dining Room
 6.45m x 6.25m
 (21'2 x 20'6)

Utility Room
 3.38m x 1.45m
 (11'1 x 4'9)

Study
 3.15m max x 2.36m max
 (10'4 max x 7'9 max)

Ground Floor Shower Room
 2.41m max x 2.03m max
 (7'11 max x 6'8 max)

OUTSIDE

Rear Garden
 50.50m max approx
 (165'8 max approx)

193.2 sq metres
 (2079.6 sq feet)

Total Area
 (Approx)

North East Facing
 Rear Aspect

