



# A contemporary five bedroom detached family home

**78 Plains Road, Mapperley, Nottingham**

Freehold





A desirable residential location • Situated to the end of a private drive • Backing onto Mapperley Golf Club  
Exceeding 4,500 sq ft of accommodation • Five bedrooms, two en suite • Detached double garage and single garage

### Location

Mapperley is a popular suburb of Nottingham, benefiting a bustling town centre with an abundance of national and independent retail stores and everyday amenities available. The property is well positioned for access into Nottingham city centre, from where the train station provides rail links to London St Pancras in 92 minutes.

### Description

The property has undergone a schedule of extension and improvement works throughout by the current owner occupiers throughout their 18 year occupation to create a spacious, modern family home with a versatile, arrangement. The majority of the generous living accommodation is attributed to the ground floor which holds three reception rooms, the spacious breakfast kitchen and four bedrooms, one of which benefits from an en suite bathroom. The first floor affords a double bedroom with an en suite bathroom and basement level offers a gym and workout area.

Entry to the south aspect lends access to the entrance hall with a cloaks cupboard, understairs storage and the ground floor bedrooms situated off. There are four bedrooms at ground floor level, all of an appropriate size to hold double beds including the 20 ft dual aspect master bedroom, featuring a walk-in wardrobe, French doors out to the side garden and a five piece en suite bathroom

which is fitted with a freestanding bath, a corner shower, a low level W.C, his and hers wash hand basins and a heated chrome towel rail. The main family bathroom off the hallway sits adjacent to the master bedroom and holds a fitted Jacuzzi bath, wall mounted TV, a corner shower, a low level W.C, a chrome heated towel rail and a wall mounted wash hand vanity unit.

The living room occupies the north corner of the residence, enjoying views across the garden with French doors out and benefits a brick built fireplace with an oak mantelpiece and an inset multi-fuel stove.

The superb breakfast kitchen is directly accessible from the front of the property and via the living room, incorporating a range of grey base and wall units with laminated work surfaces, a central chef's island and a floor to ceiling larder unit. Appliances within the kitchen include dishwasher, washing machine, electric oven, Smeg five ring electric hob with extractor above, AEG full height fridge and freezer and a Miele dryer.





There is a generous dining area to the rear of the kitchen within the vaulted, dual aspect extension, boasting bi-fold doors to the rear, a Velux window and triangular feature windows. Double sliding doors lead from the dining area into the delightful sitting room, part of which also benefits from the vaulted extension, similarly holding bi-fold doors to the rear and feature glazing above.

Stairs lead down from the sitting room to the basement level which is currently set up as an extensive gym and workout area with shower room off, although this could easily become a games room and cinema or secondary accommodation.

Stairs ascend from the entrance hall to the first floor which occupies effectively a second master bedroom with a dressing area and en suite bathroom off. A door leads off the dressing area and into a versatile reception space with a large store to the end of the room.

### Outside

The property is accessed via a private drive off Plains Road which holds just five dwellings within a pleasant, quiet cul-de-sac. There is ample off-street parking in addition to the detached double garage which is fitted with two electrically operated doors and benefits internal power, lighting and a security alarm and is also fitted with base and wall storage units. The single garage is accessed to the west aspect and offers integral entry to the property's basement level.

The front garden is predominantly laid to lawn with a hedge boundary and feature bedding plants, whilst the rear affords a superb composite decking platform, spanning the full width of the property with a glazed balustrade. To the east aspect there is an additional lawn which lends entry to the detached double garage and can also be accessed via the master bedroom and living room.

**Tenure** Freehold

### Services

Mains electricity, water, air source heating and private drainage are understood to be connected to the property.

### Viewing

Strictly by appointment with Savills.



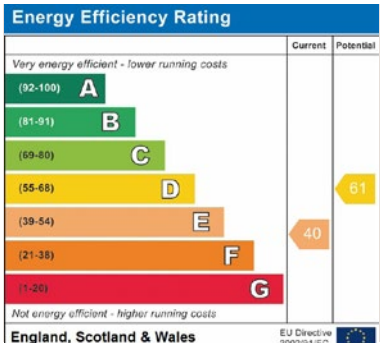


78 Plains Road, Mapperley, Nottingham  
Main House gross internal area = 4,555 sq ft / 423 sq m  
Garages gross internal area = 1,624 sq ft / 151 sq m



The position & size of doors, windows, appliances and other features are approximate only.  
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