



# £260,000

Guide Price

CUDWORTH DRIVE  
MAPPERLEY

- THREE STOREY
- THREE/FOUR BEDROOMS
- BREAKFAST KITCHEN
- UTILITY ROOM
- LOUNGE/DINER
- POPULAR LOCATION
- EPC C



## Three-Storey Mid-Townhouse in a Prime Location

THIS SPACIOUS AND VERSATILE THREE/FOUR-BEDROOM MID-TOWNHOUSE IS SPREAD OVER THREE FLOORS AND IS LOCATED IN A SOUGHT-AFTER AREA NEAR MAPPERLEY'S VIBRANT AMENITIES AND CLOSE TO NOTTINGHAM CITY CENTRE.

ON THE GROUND FLOOR, THERE IS AN ENTRANCE HALL, A FLEXIBLE HOME OFFICE OR FOURTH BEDROOM, A UTILITY ROOM WITH ACCESS TO THE LOW-MAINTENANCE REAR GARDEN, A CONVENIENT WC, AND AN INTEGRAL GARAGE WITH POWER AND LIGHTING.

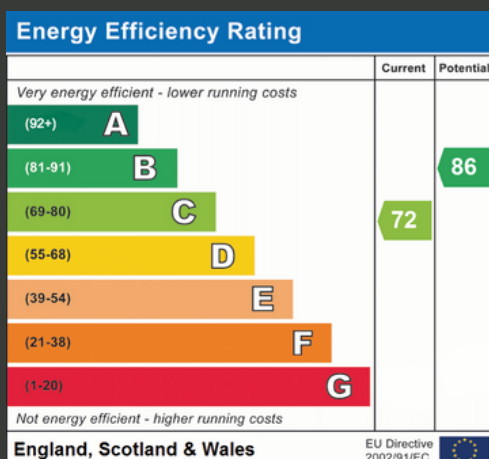
THE FIRST FLOOR FEATURES A BRIGHT AND AIRY LOUNGE/DINING ROOM, WITH LARGE WINDOWS ALLOWING PLENTY OF NATURAL LIGHT TO FLOOD THE ROOM. THE LIVING SPACE INCLUDES FRENCH DOORS THAT OPEN ONTO A BALCONY, OFFERING A LOVELY VIEW AND A CHARMING SPOT TO ENJOY FRESH AIR WITHOUT STEPPING OUTSIDE. THE NEUTRAL DÉCOR AND SPACIOUS LAYOUT MAKE IT PERFECT FOR RELAXING OR ENTERTAINING.

THE MODERN BREAKFAST KITCHEN IS WELL-EQUIPPED WITH WOODEN COUNTERTOPS, WHITE CABINETRY, A GAS HOB, AND DOUBLE OVEN, CREATING A FUNCTIONAL YET STYLISH SPACE FOR COOKING AND CASUAL DINING.

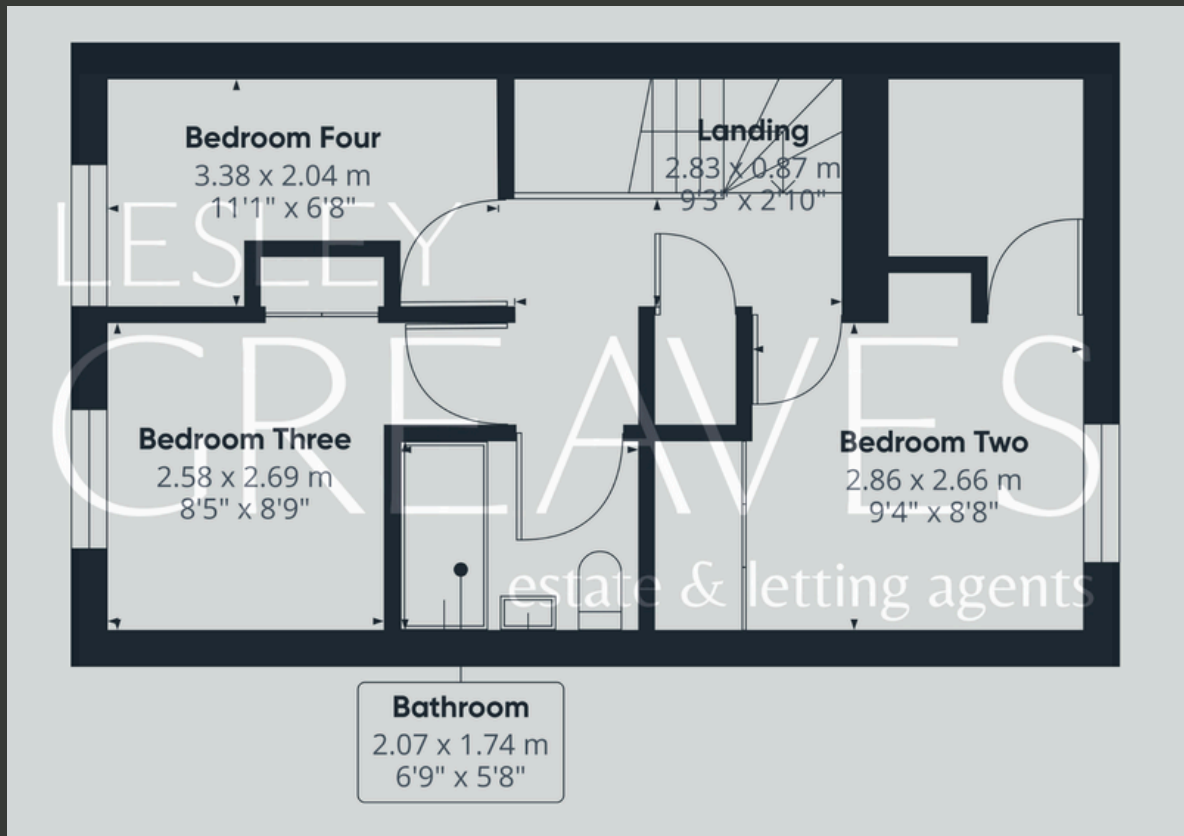
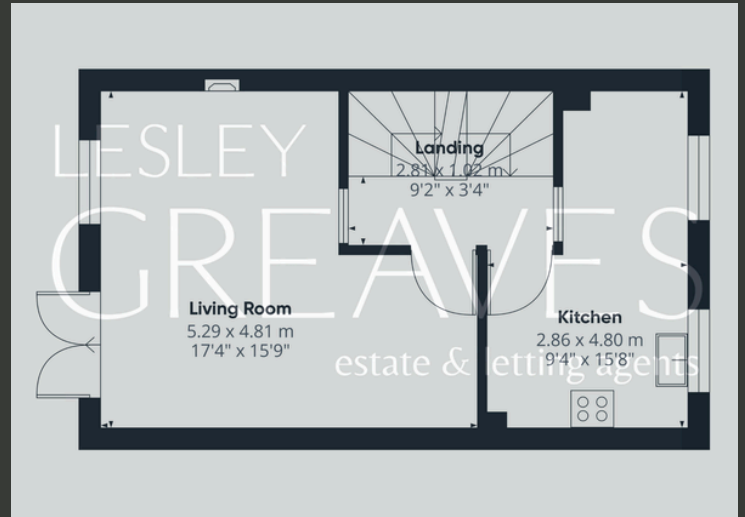
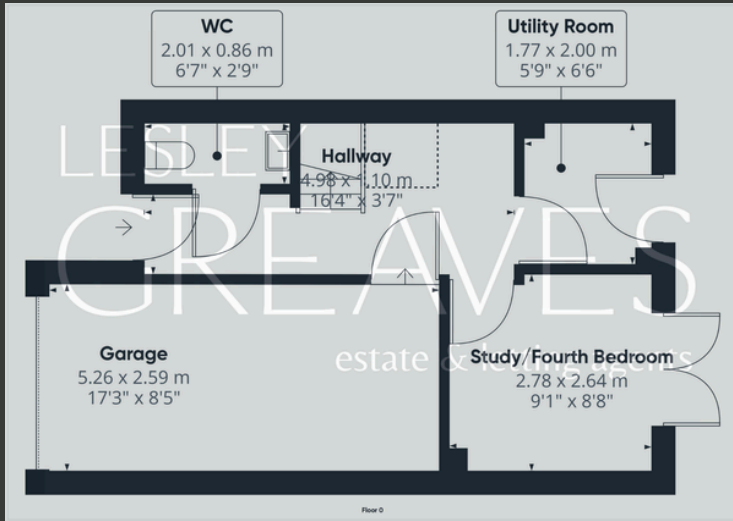
UPSTAIRS, THE SECOND FLOOR OFFERS THREE WELL-SIZED BEDROOMS, INCLUDING THE MASTER WITH AN EN-SUITE SHOWER ROOM, AS WELL AS A STYLISH FAMILY BATHROOM.

OUTSIDE, THE PROPERTY INCLUDES A DRIVEWAY, INTEGRAL GARAGE, AND AN EASY-CARE GARDEN TO THE REAR. IDEAL FOR FAMILIES OR PROFESSIONALS, THIS PROPERTY OFFERS ADAPTABLE LIVING IN A HIGHLY DESIRABLE LOCATION.

- FREEHOLD
- COUNCIL TAX; BAND C
- LOCAL AUTHORITY; NOTTINGHAM CITY COUNCIL
- MEASUREMENTS; 92 SQ METERS







# Lesley Greaves Estate & Lettings Agents

20 Main Road ,Gedling, Nottingham, NG4 3HG

0115 987 7337

sales@lesleygreaves.co.uk