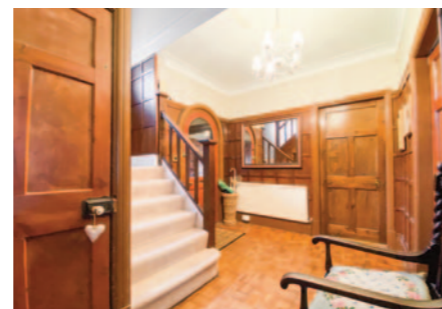


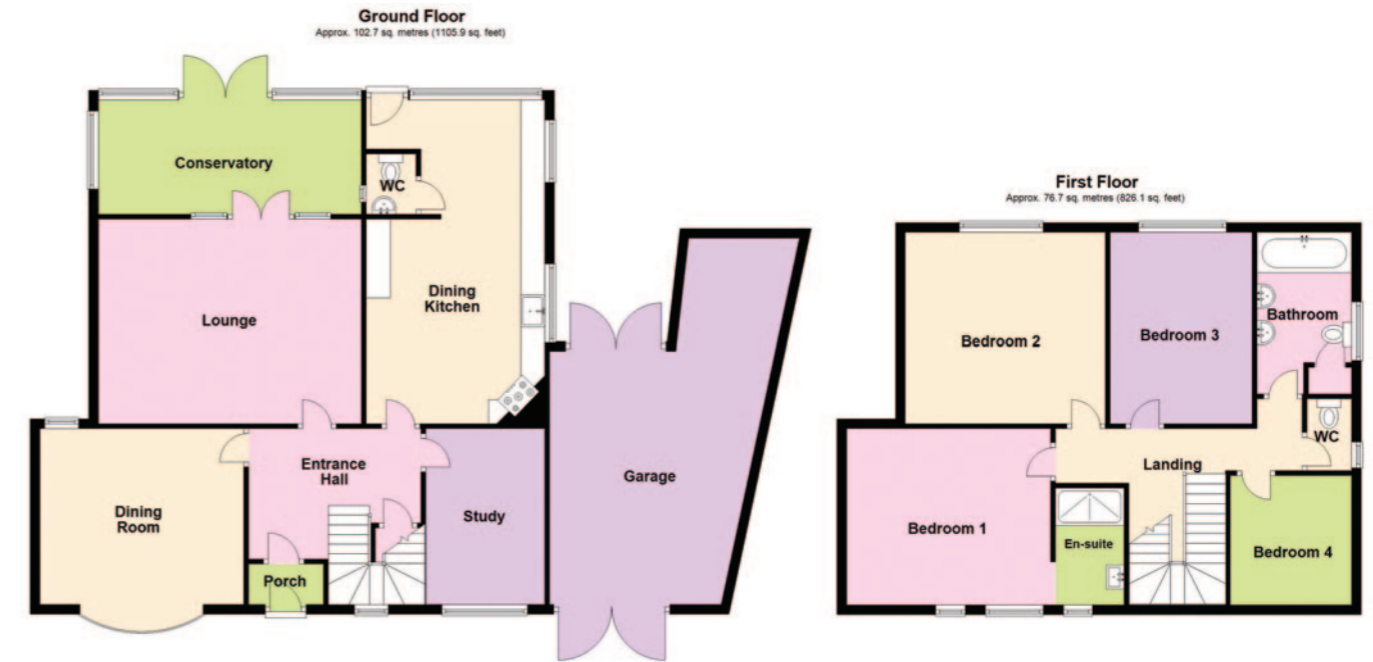
Mapperley

Westdale Lane
Nottingham NG3 6ER

DavidJames
the estate agent



Property floor plan & measurements



GROUND FLOOR

Entrance Hall
3.58m max x 2.69m max
(11'9" max x 8'10" max)

Lounge
5.49m x 3.91m
(18'0" x 12'10")

Dining Room
4.27m x 3.66m plus bay
(14'0" x 12'0" plus bay)

Conservatory
5.61m x 2.51m
(18'5" x 8'3")

Dining Kitchen
6.78m max x 3.61m max
(22'3" max x 11'10" max)

Study
3.63m x 2.48m
(11'11" x 8'2")

WC
1.44m x 1.04m
(4'9" x 3'5")

FIRST FLOOR

Bedroom One
4.29m x 3.68m
(14'1" x 12'1")

En-suite
2.44m x 1.43m
(8'0" x 4'8")

Bedroom Two
4.17m x 3.99m
(13'8" x 13'1")

Bedroom Three
3.98m x 2.96m
(13'1" x 9'9")

Bedroom Four
2.63m x 2.47m
(8'8" x 8'1")

Bathroom
3.38m max x 1.98m max
(11'1" max x 6'6" max)

179.5 sq metres
(1932.0 sq feet)

Total
Area
(Approx)

Gedling
Borough Council

Band
E

Disclaimer

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 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.

COUNCIL TAX BAND RATING

This information was obtained through the directgov website. David James offer no guarantee as to the accuracy of this information.

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).

Guide Price

£375,000-
£400,000

House

4 bedrooms

EPC Rating

E (51)

Tenure

Freehold

Arnold Branch

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

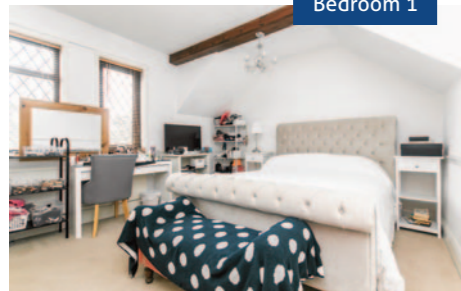
www.david-james.com



Conservatory



Dining Room



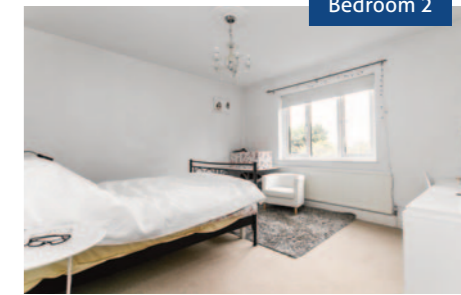
Bedroom 1



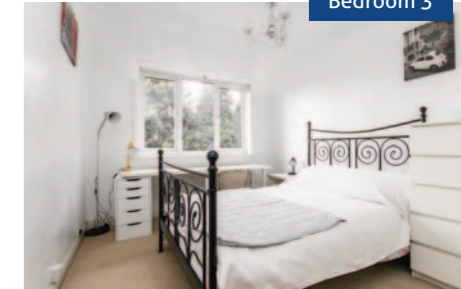
En-suite



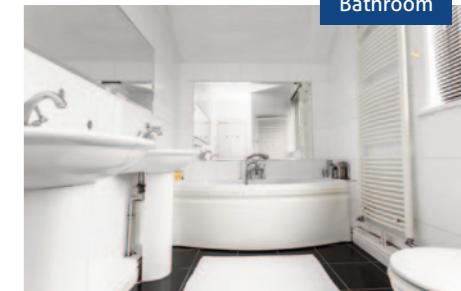
Lounge



Bedroom 2



Bedroom 3

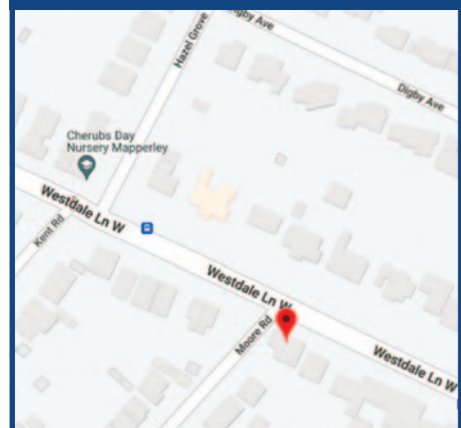


Bathroom



Rear

Location Map



Please note that the pin on the map may not show the exact location of the property

Key Features

- ✓ Characterful detached family home
- ✓ Four bedrooms (master with en-suite shower room)
- ✓ Impressive entrance hall with original flooring and panelling
- ✓ Spacious lounge with adjoining conservatory
- ✓ Versatile sitting/dining room
- ✓ Useful study/home office/family room
- ✓ Dining kitchen with a range of units and cloakroom/WC
- ✓ First floor family bathroom with double washbasins & additional WC
- ✓ Corner plot location with lawned rear gardens
- ✓ Paved driveway with twin gates and useful garage

Summary

VIEWING HIGHLY RECOMMENDED!

A characterful four bedroom detached family home within easy reach of Mapperley's excellent amenities and frequent bus services to the city centre! There's an impressive entrance hall with original flooring and panelling, a spacious lounge with adjoining conservatory, a separate further sitting/dining room, a versatile study/home office as well as a dining kitchen with cloakroom/WC whilst upstairs, the bedrooms are complemented by a master en-suite shower room, family bathroom with double washbasins as well as an additional separate WC. Outside, the property occupies a generous corner plot which includes lawned rear gardens, a driveway to the front with twin gates as well as access to a useful garage.

Stamp Duty Rates

First time purchase

£3,750-£5,000

Buying your next home

£8,750-£10,000

Additional or buy to let property

£20,000-£22,000

For more information visit
www.david-james.com/stampduty