



**DavidJames**  
the estate agent

**Kirk Road, Mapperley, Nottingham, NG3 6GX**

**Guide Price £360,000**



# About This Property

This traditional-style detached house in the ever-popular Mapperley boasts a timber-framed and insulated cabin to the rear of the garden which offers space to work from home and incorporates living/kitchen area, bedroom/office space and a shower room! Offering three bedrooms, the house offers comfortable family living and an excellent location close to shops, eateries, schools and frequent bus services to the City Centre.

As you step inside the main house, you'll find an entrance hall complete with a storage cupboard and a convenient ground floor WC with a washbasin. The lounge/dining room is a spacious area featuring a bay window in the lounge, a gas fire in the dining area, and patio doors leading to a UPVC double glazed conservatory with a tiled floor and French doors opening to a block paved patio area. Additionally, there's a versatile playroom/second sitting room with direct access to the rear garden. The kitchen also has a range of Beech finish panelled units. Upstairs, the bathroom/WC boasts a white suite, a freestanding roll-top bath, and a separate shower cubicle with a mains shower and body jets.

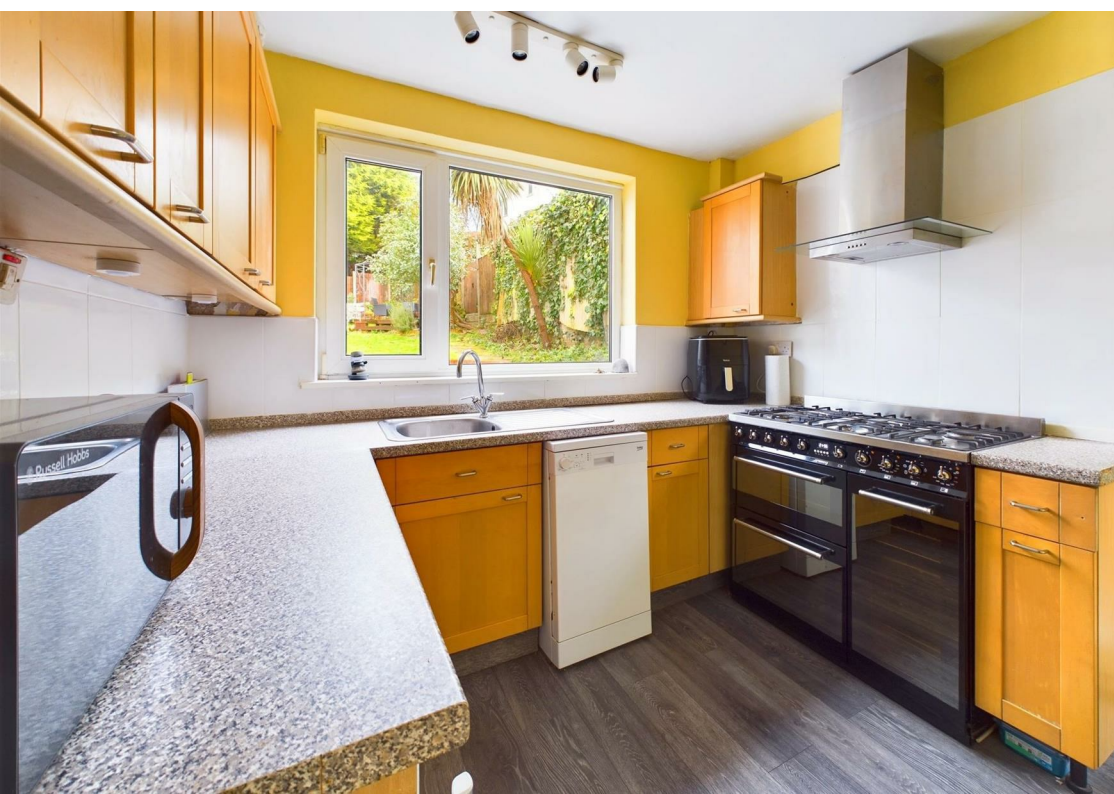
Beyond the main house, a timber-framed and insulated cabin sits at the rear of the garden, offering a living area/kitchen with an integrated oven and hob, an occasional bedroom area/office, and a shower room/WC with an electric shower. This property benefits from combination gas central heating (with a relatively new boiler), UPVC double glazing, and an alarm system.

The outdoor space includes a lawned rear garden, a block paved patio area, and decked areas to the front and side of the cabin. Additionally, a driveway provides ample off-road parking and there is a former garage which now acts as a store.



- Traditional style detached house, three bedrooms
- Entrance hall with storage cupboard, ground floor Wc with washbasin
- Lounge/dining room with bay window to lounge area, gas fire to dining area and patio doors to a:
- UPVC double glazed conservatory with tiled floor and French doors to a block paved patio area
- Playroom/second sitting room with door to the rear garden
- Kitchen with a range of Beech finish panelled units, outdoor utility room
- Bathroom/Wc with white suite, freestanding roll-top bath and separate shower cubicle with mains shower with body jets
- Timber framed and insulated cabin to the rear of the garden with living area and kitchen with integrated oven and hob, occasional bedroom area/office and shower room/Wc with electric shower
- Combination gas central heating (boiler approximately 12 months old), UPVC double glazing, alarm system
- Lawned rear garden with block paved patio area and decked areas to the front and side of the cabin, driveway provides off road parking for numerous vehicles, ex-garage/store









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

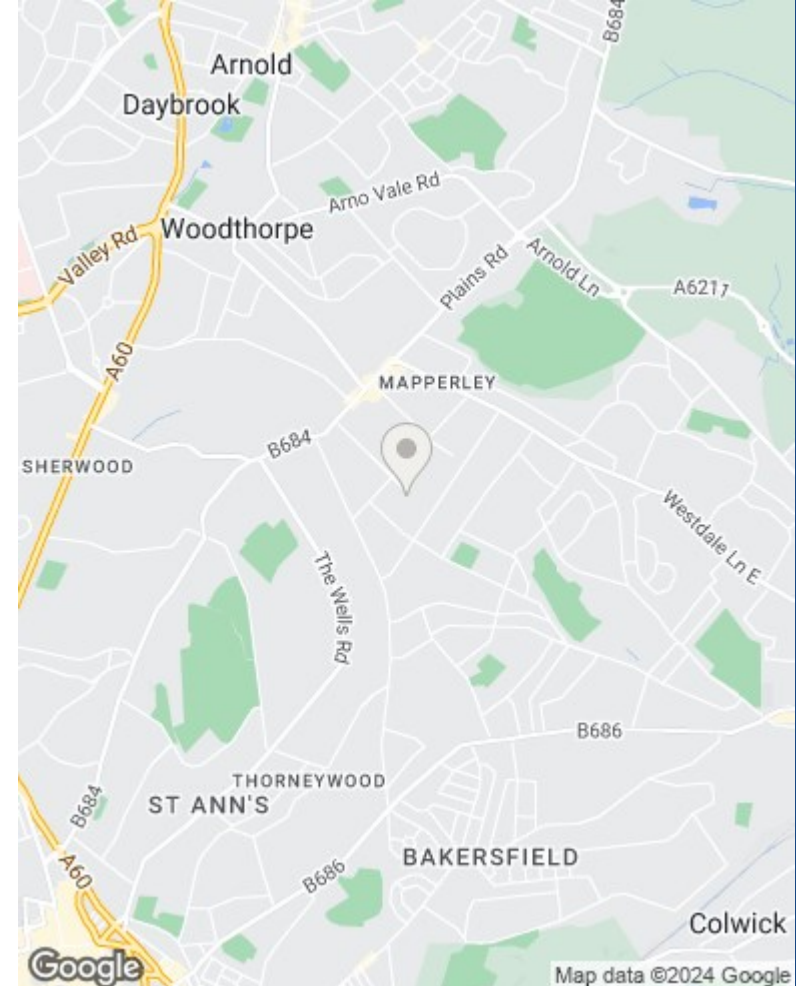
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Approximate total area\*\*  
156.68 m<sup>2</sup>  
1686.51 ft<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**Council Tax Band: C**  
**Gedling Borough Council**  
**Freehold**

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