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**DavidJames**  
the estate agent

**Forester Road, Nottingham, NG3 6LP**

**Guide Price £375,000**

# About This Property

GUIDE PRICE £375,000 - £400,000. Discover the timeless elegance of this Victorian three-storey semi-detached house, situated in a desirable location with convenient access to both Carlton and Mapperley. This spacious property combines period charm with modern comforts, making it an ideal family home.

Upon entering, you are greeted by a large entrance hall featuring laminate flooring, setting the tone for the rest of the home. The lounge, also with laminate flooring, boasts French doors that open to the rear garden, filling the room with natural light. A feature fireplace adds a cozy touch, making it a perfect spot for relaxation.

The dining room is a delightful space with a bay window, original open cast iron fireplace, marble surround, and tiled hearth, offering a perfect blend of character and comfort. There is also the kitchen, which features grey panelled base and eye-level units and a Belfast style sink.

The first and second floors house four generous double bedrooms, providing ample space for family and guests. The large first-floor bathroom is a luxurious retreat, equipped with a white suite, a freestanding bath, and a double-width shower cubicle with a mains shower.

This home benefits from combination gas central heating and UPVC double glazing, ensuring comfort throughout the year.

The enclosed rear garden is a peaceful haven, featuring a lawn, patio, and established borders, ideal for outdoor entertaining or quiet relaxation.

Situated within walking distance of bus routes to the City Centre, this property offers excellent connectivity and is close to a variety of amenities in both Carlton and Mapperley. This Victorian gem is a rare find, offering a blend of historical charm and contemporary living. Arrange a viewing today to experience the character and comfort of this exceptional home.



- Victorian three storey semi detached house
- Four double bedrooms set over the first and second floors, bedroom one with feature original fireplace
- Large entrance hall with laminate flooring
- Lounge with laminate flooring, French doors to the rear garden and feature fireplace
- Dining room with bay window and original open cast iron fireplace with marble surround and tiled hearth
- Kitchen with a range of grey panelled base and eye level units and Belfast style sink
- Large first floor bathroom/Wc with white suite, freestanding bath and double width shower cubicle with mains shower
- Combination gas central heating, UPVC double glazing
- Enclosed rear garden with lawn, patio and established border
- In walking distance of bus routes to the City Centre and close to amenities in both Carlton and Mapperley



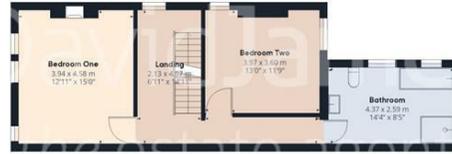
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Floor 0



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>

161.76 m<sup>2</sup>  
1741.15 ft<sup>2</sup>

Reduced headroom

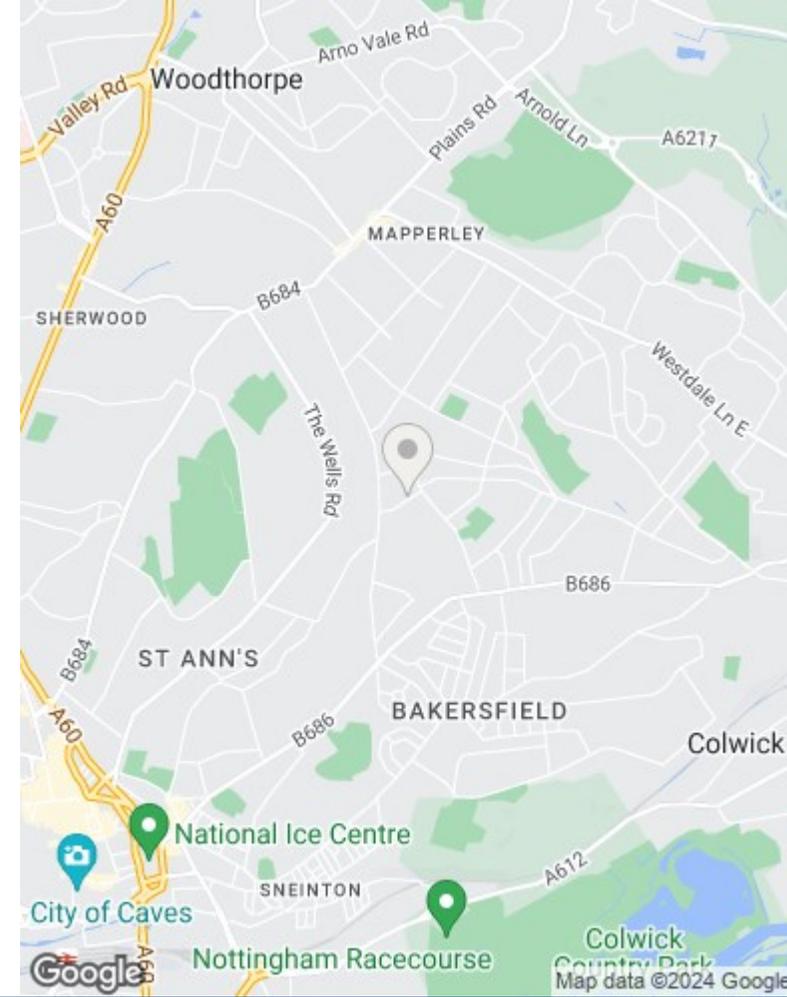
10.64 m<sup>2</sup>  
114.54 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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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the estate agent

David James Estate Agents  
317 Carlton Hill, Nottingham, NG4 1GL  
t: 0115 987 8957 e: carlton@david-james.com

