

# Sefton Drive

Mapperley Park  
Nottingham  
NG3 5ER

**Offers Over £725,000**



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0115 841 1155



- Popular Location
- Delightful Detached Home
- Three Bedrooms
- Two Modern Bathrooms
- Stylish Dining Kitchen
- Lounge
- Sitting Room
- Utility Room
- Private Established Garden/Patio
- Entrance Hall with Cloaks/WC
- Gated Driveway with Parking for Multiple Cars
- Internal Area Approx. 2022 sq ft
- EPC Rating C





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Sefton Drive, Mapperley Park, Nottingham, NG3 5ER

## Key Features

Situated in a beautiful conservation area, yet within easy reach of the Nottingham city centre and its associated amenities.

This delightful home strikes a perfect balance between tranquillity and accessibility. Whether you're entertaining guests in the stylish dining kitchen, unwinding in the lounge, or enjoying the privacy of the garden, this property offers a lifestyle of comfort, convenience, and elegance.

The property's ground floor boasts a well-designed layout, with a spacious entrance hall flooding with natural light, a functional study, and a modern dining kitchen fitted with a range of appliances and granite work surfaces. The lounge, with its French-style doors opening to the garden, provides a cozy yet stylish space for relaxation.

On the first floor, the three bedrooms offer a comfortable living arrangement, with the master bedroom featuring fitted wardrobes and an en-suite shower room for added convenience. The two further bedrooms share a modern guest bathroom accessible from the landing.

Outside, an electronic gate leads to the property's large driveway ensuring plenty of off-road parking, while the garden area provides a serene retreat, with lawn, bushes, and trees creating a picturesque setting for outdoor enjoyment.

This property truly offers a lifestyle of luxury and comfort in a sought-after location. VIEWING HIGHLY RECOMMENDED.

These sales particulars have been prepared by FHP Living on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst FHP Living have taken care in obtaining internal measurements, they should only be regarded as approximate. Purchaser information - Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, FHP Living require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to FHP Living instructing solicitors in the purchase or the sale of a property.



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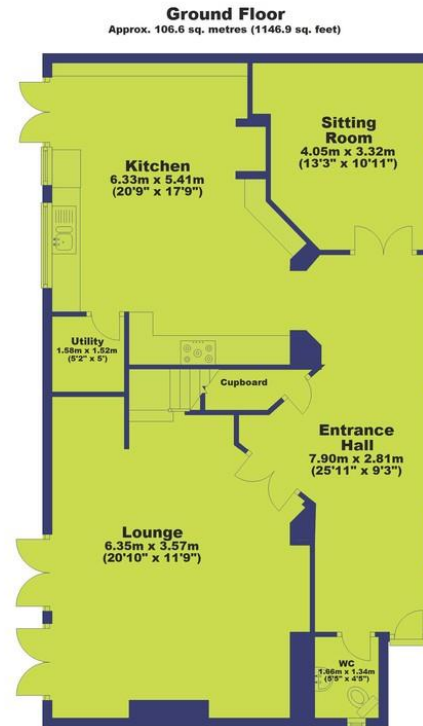


Video



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Total area: approx. 187.9 sq. metres (2022.6 sq. feet)



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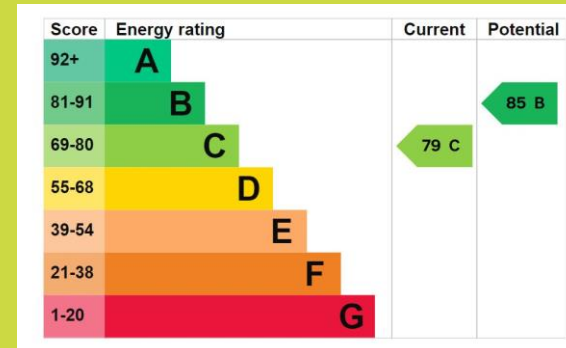


### *Interested in this home?*

Contact the FHP Living Team on 0115 841 1155

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Nottingham  
NG2 6AU

1 Weekday Cross  
The Lace Market  
Nottingham  
NG1 2GB



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