

# Moss Rise

Mapperley  
Nottingham  
NG3 6GG

**Guide Price £295,000**



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0115 841 1155



- Located in a quiet cul-de-sac in the sought-after suburb of Mapperley
- Stylish, modern dining kitchen with integrated appliances
- Open-plan dining area flowing into a bright lounge with French doors to the garden
- Three well-proportioned bedrooms, including a master with fitted wardrobes
- Contemporary shower room with sleek, modern fittings

- Generous plot with predominantly lawned gardens and mature landscaping
- Driveway with ample off-road parking and detached garage with rear storage room
- Close to Mapperley Top's shops, cafes, and amenities, with easy access to Nottingham city centre
- EPC Band D / Council Tax Band C
- Freehold - Over 850 sq ft including the garage





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## Moss Rise, Mapperley, Nottingham, NG3 6GG

### Key Features

Nestled in a quiet cul-de-sac in the sought-after suburb of Mapperley, 6 Moss Rise is a delightful, detached bungalow set on a generous, predominantly lawned plot. Ideally situated, the property enjoys easy access to the vibrant selection of shops, cafes, and amenities at Mapperley Top, while being just a short drive from Nottingham city centre-offering the perfect blend of peace and convenience.

The accommodation is well-proportioned and thoughtfully arranged, beginning with an inviting L-shaped entrance hall with loft access. At the heart of the home is a modern dining kitchen, stylishly fitted with a range of contemporary units and integrated appliances, creating an ideal space for cooking and entertaining. The dining area flows effortlessly into a comfortable lounge, where an electric fire adds a cosy focal point and French-style doors open out to the rear patio and garden, flooding the space with natural light.

There are three well-sized bedrooms, including a master bedroom with fitted wardrobes, offering ample storage. A contemporary shower room with a sleek modern suite completes the interior, combining practicality with elegant design.

Outside, the property boasts a large, beautifully maintained garden with mature borders, established trees, and shrubs-perfect for relaxing or hosting guests. A driveway provides generous off-road parking and leads to a detached garage, which benefits from an additional rear storage room. A gated side pathway offers convenient access and enhanced privacy.

Moss Rise is a superb opportunity for anyone seeking a peaceful yet well-connected home in one of Nottingham's most desirable residential areas.





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### Ground Floor

Approx. 66.8 sq. metres (718.7 sq. feet)



### First Floor

Approx. 14.3 sq. metres (153.9 sq. feet)



Total area: approx. 81.1 sq. metres (872.7 sq. feet)





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## Interested in this home?

Contact the FHP Living Team on 0115 841 1155

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West Bridgford  
Nottingham  
NG2 6AU

1 Weekday Cross  
The Lace Market  
Nottingham  
NG1 2GB

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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