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**DavidJames**  
the estate agent

**Marshall Hill Drive, Mapperley, Nottingham, NG3 6FY**

**Guide Price £400,000**

# About This Property

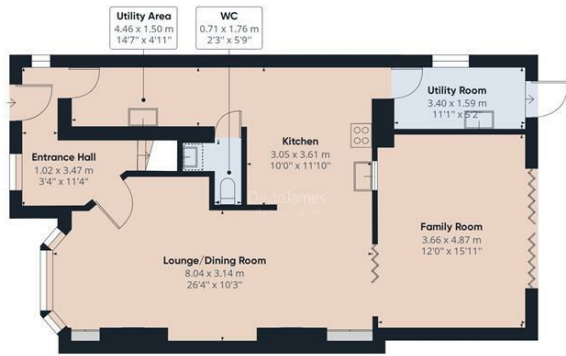


GUIDE PRICE £400,000 - £425,000. A beautifully presented and versatile 4 bedroom (plus nursery/office), extensively extended detached family home within easy reach of Mapperley's excellent range of shops, bars and restaurants as well local schools and frequent bus services to the surrounding areas. The ground floor accommodation comprises a welcoming entrance hall, spacious lounge/dining area with a feature fireplace and the benefit of a log burner, separate versatile family room with bi-fold doors and open access to a beautiful modern kitchen space which is fitted with a fantastic range of units, with integrated appliances including a double oven, microwave, gas hob, dishwasher and fridge/freezer with further space for additional freestanding white goods. Also accessed from the kitchen is a cloakroom/WC as well as the separate utility room which has a matching range of kitchen units. Upstairs, the first floor has 3 bedrooms alongside a further nursery/home office, all complemented by a main bedroom en-suite bathroom as well as a modern family shower room. The top floor of the property is accessed from the landing via a staircase and now provides a further generous double bedroom, which provides the potential to create a generous main bedroom suite. Outside, the generous rear garden has an initial seating area which leads to a good-sized lawn and in turn to a low maintenance section at the end of the garden which also houses a useful versatile outbuilding and section which has a concrete base ready for further development. A viewing is imperative to truly appreciate the accommodation, gardens and location on offer.

- Extensively extended semi-detached family home
- 4 bedrooms (plus versatile nursery/home office)
- Welcoming entrance hall and cloakroom/WC
- Spacious lounge/dining room with feature log burner and fireplace
- Fantastic separate family room with bi-fold doors
- Stunning modern kitchen with integrated appliances and utility room
- Superb modern en-suite bathroom
- Family shower room with three piece suite
- Generous lawned garden with patio area and outbuilding
- Within easy reach of Mapperley's excellent amenities







Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



Approximate total area<sup>(1)</sup>  
157.96 m<sup>2</sup>  
1700.26 ft<sup>2</sup>

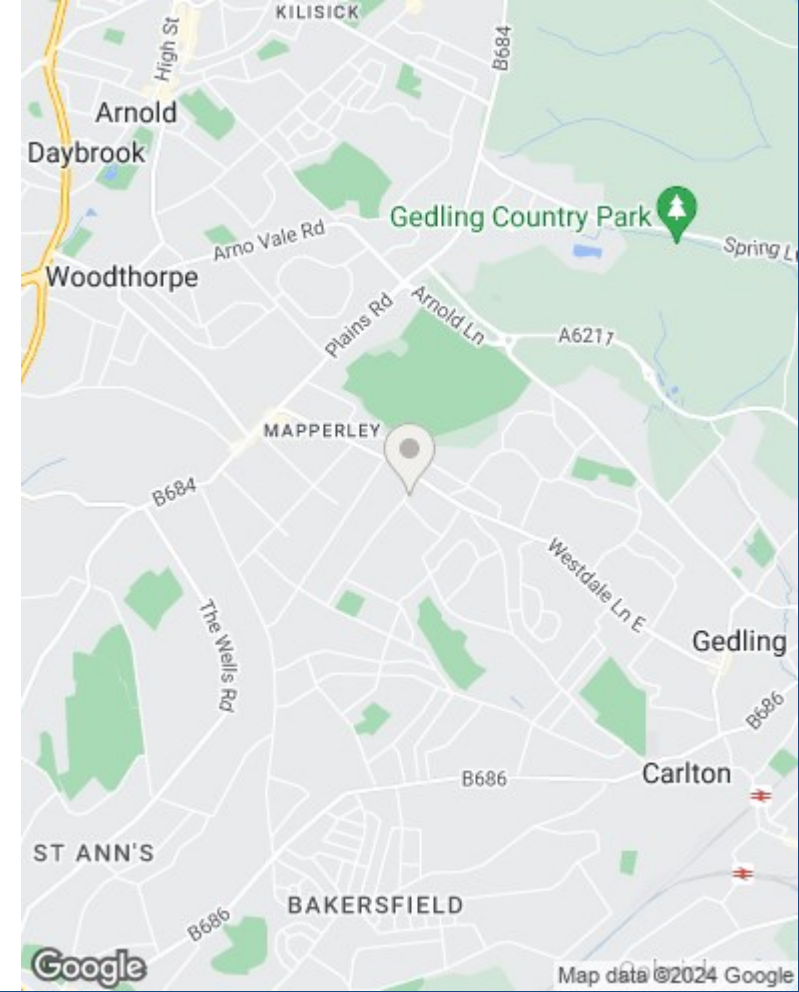
Reduced headroom  
4.71 m<sup>2</sup>  
50.67 ft<sup>2</sup>

(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: B**  
**Gedling Borough Council**  
**Freehold**

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