



DavidJames
the estate agent

Halford Avenue, Mapperley Plains, Nottingham, NG3 5TG

Guide Price £400,000

About This Property

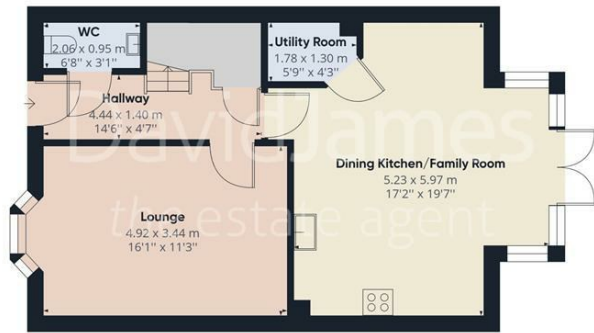


£400,000 - £425,000 GUIDE PRICE. This modern detached house in Mapperley Plains is the epitome of contemporary living, boasting over 8 years of NHBC guarantee remaining for peace of mind. With four spacious bedrooms, including a master suite complete with fitted wardrobes and an en-suite shower room/WC featuring a mains shower, this property offers space for a growing family. The inviting entrance hall features Amtico timber finish flooring, while the ground floor is complete with a convenient WC with washbasin. The lounge, adorned with a bay window and fitted shutters, creates a warm and welcoming atmosphere. The heart of the home is undoubtedly the family dining kitchen, also featuring Amtico timber finish flooring, and a fully equipped kitchen with integrated double oven, hob, extractor, fridge/freezer, and dishwasher. A utility room adds to the practicality of daily life. The bathroom/WC boasts a modern white suite and mixer shower. Additional features include gas central heating, UPVC double glazing, and a security alarm system. Outside, a tandem driveway provides off-road parking, leading to a larger-than-average garage equipped with power, lighting, and a pedestrian access door. The landscaped rear garden with patio, lawn, and borders is perfect for outdoor enjoyment. This property combines style, comfort, and functionality, making it an ideal family home

- Modern detached house with over 8 years NHBC guarantee remaining
- Four bedrooms, bedroom one with fitted wardrobes and en-suite shower room/Wc with mains shower
- Entrance hall with Amtico timber finish flooring, ground floor Wc with washbasin
- Lounge with bay windows and fitted shutters
- Family dining kitchen with Amtico timber finish flooring
- Kitchen with integrated double oven, hob, extractor, fridge/freezer and dishwasher, utility room
- Bathroom/Wc with white suite and mixer shower
- Gas central heating, UPVC double glazing, alarm system
- Tandem driveway provides off road parking, larger than average garage with power, lighting and pedestrian access door
- Landscaped rear garden with patio, lawn and borders







Floor 0



Floor 1



Approximate total area⁽¹⁾
 106.50 m²
 1146.38 ft²

(1) 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: D
Gedling Borough Council
Freehold

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David James Estate Agents
 45b Plains Road, Nottingham, NG3 5JU
 t: 0115 962 4213 e: mapperley@david-james.com

