



DavidJames
the estate agent

Lambley Avenue, Mapperley, Nottingham, NG3 6DW

Guide Price £385,000

About This Property

GUIDE PRICE £385,000. This traditional detached family home offers an exceptional living experience in a highly desirable location close to Mapperley's array of shops, eateries, schools and frequent bus services to Nottingham City Centre. This property truly must be viewed to be fully appreciated!

You're greeted by a welcoming entrance hall with the benefit of a useful cloaks cupboard as well as a downstairs WC. The house has been extended to create a stunning open plan living/dining/kitchen area, complete with large gable-ended sliding doors that not only invite an abundance of natural light but also offer delightful views and access to the generous south-easterly facing rear garden. The modern kitchen is equipped with integrated appliances, including double Bosch ovens, an induction hob and dishwasher whilst an adjoining utility room provides additional space for white goods. The home also features a fantastic lounge with a decorative fireplace, a bow window and the provision for high-speed fibre broadband connectivity.

On the first floor, there are three well-proportioned bedrooms and a modern bathroom with a three-piece white suite, LED lighting, a towel radiator and a luxurious rainfall-style shower. A cupboard then houses the combi boiler.

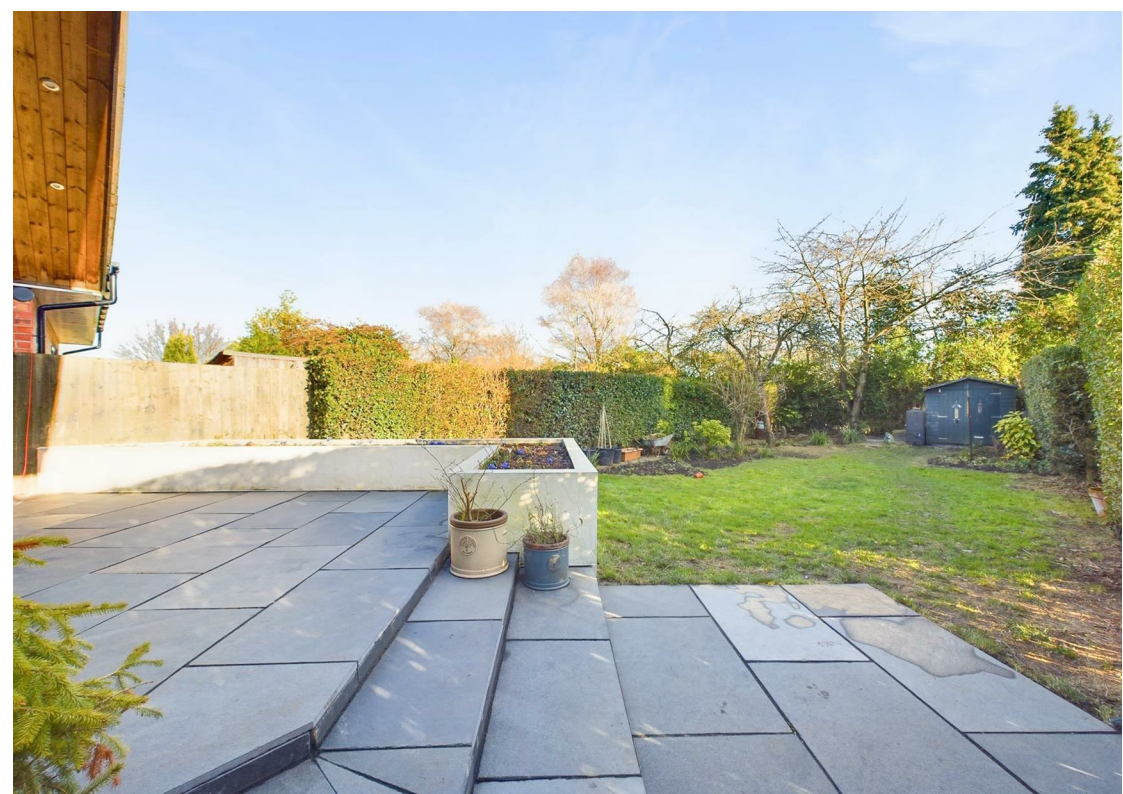
Additional benefits include a useful loft space with boarding, insulation, power and a fitted ladder, along with double glazing throughout.

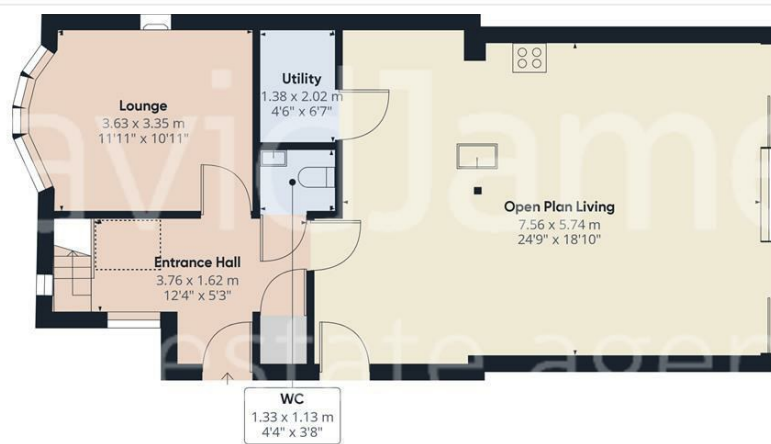
Externally, the property boasts a well-maintained south-easterly facing lawned garden with a paved patio, external power, water and gas supply - ideal for outdoor relaxing or entertaining. A driveway at the front offers off-street parking, completing this superb family home!



- Extended traditional detached family home
- Beautifully-presented throughout
- Highly-sought after and convenient location in Mapperley
- Stunning gable-end open plan living space to the rear
- Modern kitchen with integrated appliances and a separate utility room
- Spacious lounge with feature decorative fireplace
- Three first floor bedrooms
- Modern bathroom with rainfall-style shower
- Generous south-easterly facing lawned garden with feature patio seating area
- Driveway to the front providing off-street parking







Floor 0



Floor 1



Approximate total area[†]

116.98 m²
1259.11 ft²

Reduced headroom

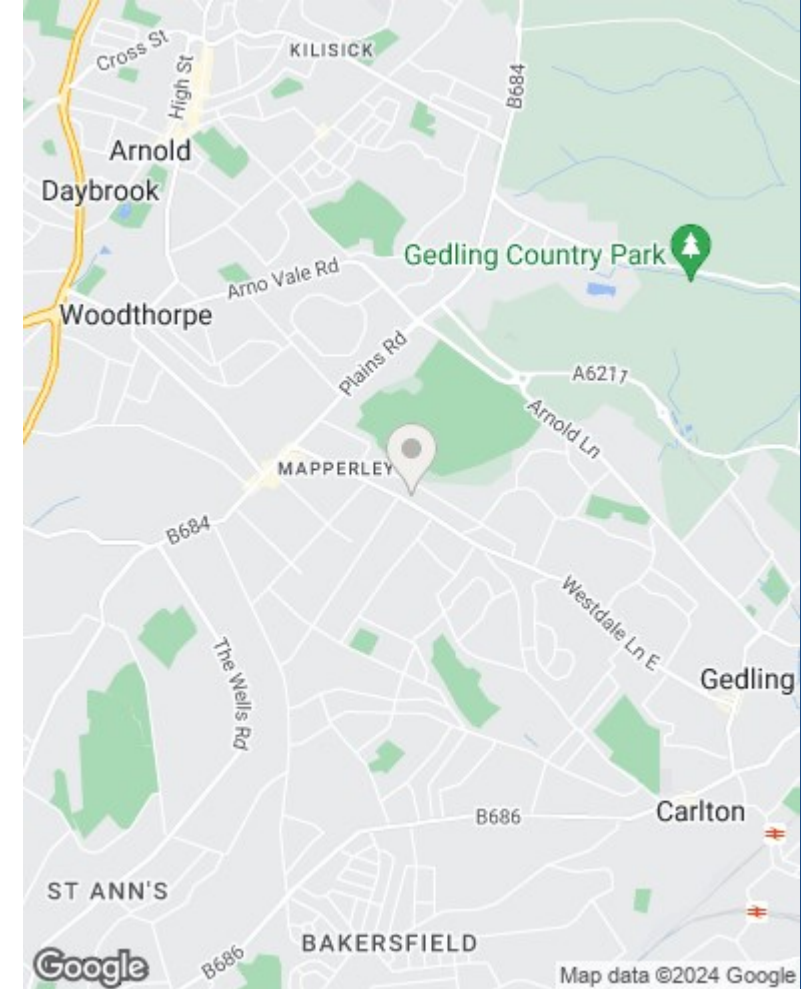
2.1 m²
22.55 ft²

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

