



DavidJames
the estate agent

Ebers Road, Mapperley Park, Nottingham, NG3 5DZ

Guide Price £435,000

About This Property

Welcome to this charming three-storey semi-detached family home which is impeccably presented throughout and brimming with character and original features! Situated within easy reach of Sherwood and Mapperley, this property offers convenient access to excellent nearby amenities including shops, bars and eateries as well as a variety of schools whilst frequent bus services are just a short walk away for a straightforward journey to Nottingham City Centre.

Upon entering, you are greeted by an impressive entrance hall with Minton-style flooring, setting a warm and welcoming tone for the rest of the home. The bright and spacious lounge boasts original flooring, a feature fireplace and fitted window shutters. The separate sitting/family room offers versatility and overlooks the beautiful rear garden.

The heart of this home is the stunning open plan dining kitchen, featuring bi-fold doors that allow for seamless indoor-outdoor living. The kitchen is fitted with a variety of units with integrated appliances including a washing machine and dishwasher whilst ample space is available for a freestanding range cooker. Additionally, there is access to a useful cellar that houses the boiler and offers a handy storage space with both power and lighting.

The first floor comprises an open landing, which incorporates an office/study space and gives access to two generously sized bedrooms and the family bathroom. The main bedroom is complete with a walk-in wardrobe and the luxury of an en-suite shower room. The superb family bathroom is a huge highlight, featuring a white suite with a large walk-in shower cubicle and a roll-top period-style bath.

The second floor hosts two further double bedrooms, each with useful in-built cupboards to the eaves space, ensuring ample storage throughout.

Outside, the southerly-facing and established rear garden is a haven and perfect for relaxing and entertaining, comprising of a well-maintained lawn as well as a feature decked patio seating area.



- Three-storey semi-detached family home
- Immaculately-presented throughout and full of character
- Within easy reach of both Sherwood and Mapperley's excellent amenities
- A short commute to Nottingham City Centre
- Welcoming entrance hall with Minton-style flooring
- Spacious lounge with a separate versatile sitting/family room
- Beautiful dining kitchen with bi-fold doors
- Four bedrooms (main bedroom with a walk-in wardrobe and en-suite)
- Stunning family bathroom with a walk-in cubicle and feature roll-top bath
- Fantastic southerly-facing lawned rear garden with an initial decked patio seating area





Floor -1



Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

167.59 m²
1803.9 ft²

Reduced headroom

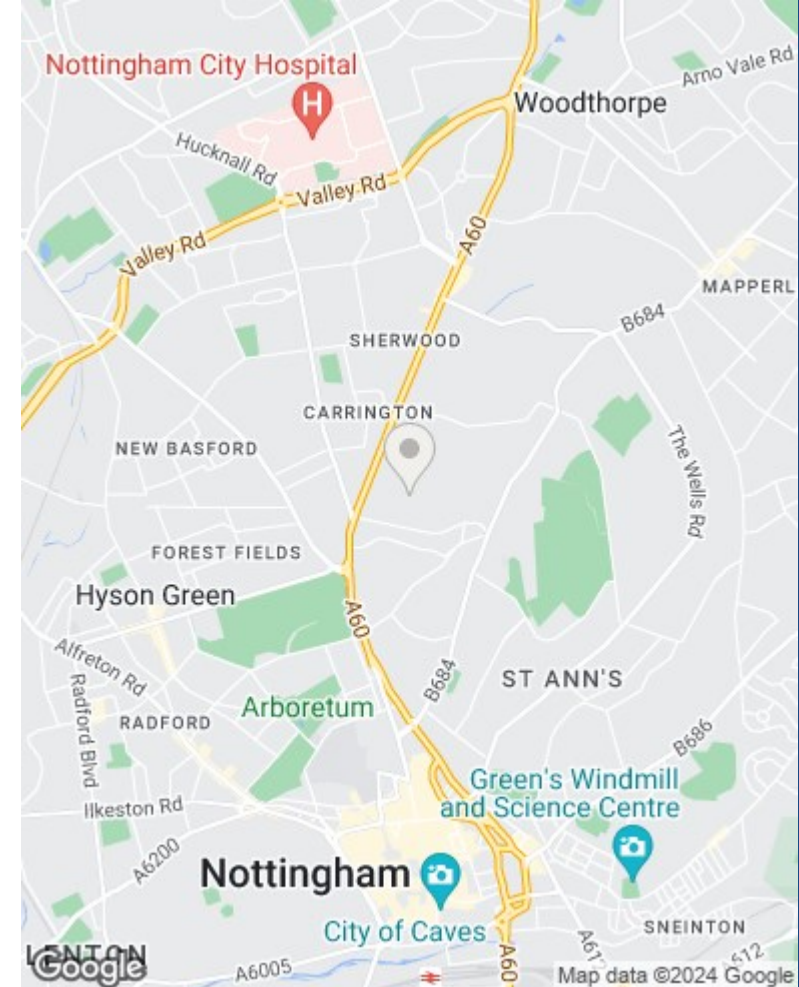
0.17 m²
1.81 ft²

(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: D
Nottingham City Council
Freehold

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