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**DavidJames**  
the estate agent

**Beech Avenue, Mapperley, Nottingham, NG3 5JW**

**Guide Price £475,000**



# About This Property

**GUIDE PRICE £475,000 - £500,000** Welcome to this exceptional detached family home, well-presented throughout and perfectly situated within easy reach of Mapperley's excellent range of shops, eateries and bus services alongside a variety of sought-after schools!

You are greeted by an entrance hall with useful in-built storage, leading to a bright and spacious lounge with a feature fireplace. The heart of the home is the stunning open plan family dining kitchen, which boasts bi-fold doors that open up to the fantastic garden. The modern kitchen space is equipped with solid-stone countertops and a large island incorporating a seating area and pop-up power point. The predominantly Neff-branded appliances then comprise an oven, combi microwave, hob with extractor, coffee machine, warming drawer, dishwasher, washer and dryer. Additionally, there is a sink waste disposal unit and an instant boiling water tap.

The ground floor accommodates 2 double bedrooms, with bedroom 2 featuring fitted wardrobes. Both rooms are complemented by a superb modern shower room with twin sinks and a walk-in cubicle.

A useful cloakroom provides access via a spiral staircase to the lower ground floor main bedroom suite which has fitted wardrobes and a luxurious en-suite shower room, which includes a large cubicle with a rainfall-style shower, an oversized bath and a wall-mounted mirror-finish television.

The top floor offers 2 further bedrooms, both served by a modern shower room.

The south-westerly facing rear garden is a true delight, featuring a lawn with planting borders, a summerhouse and a large paved patio area - perfect for relaxing. The patio space includes a pergola with power available for a hot tub (open for separate negotiation). Additionally, there is an extra versatile reception room to the side which in turn leads to a useful store room with power, lighting and an electric remote roller-shutter door. To the front, off-street parking is available for multiple vehicles.



- Beautifully-presented detached family home
- Within easy reach of Mapperley's excellent amenities
- Bright and spacious lounge with a feature gas fire
- Stunning open plan family dining kitchen with bi-fold doors
- A full range of predominantly Neff-branded integrated appliances
- Five versatile bedrooms across three-storeys
- Two shower rooms plus a luxurious main bedroom en-suite
- Stunning south-westerly facing garden with a large feature patio seating area
- Additional versatile reception room (sitting room/gym/home office)
- Off-street parking for multiple vehicles to the front











Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
 202.3 m<sup>2</sup>  
 2177.57 ft<sup>2</sup>

Reduced headroom  
 11.68 m<sup>2</sup>  
 125.73 ft<sup>2</sup>

(1) Excluding balconies and terraces

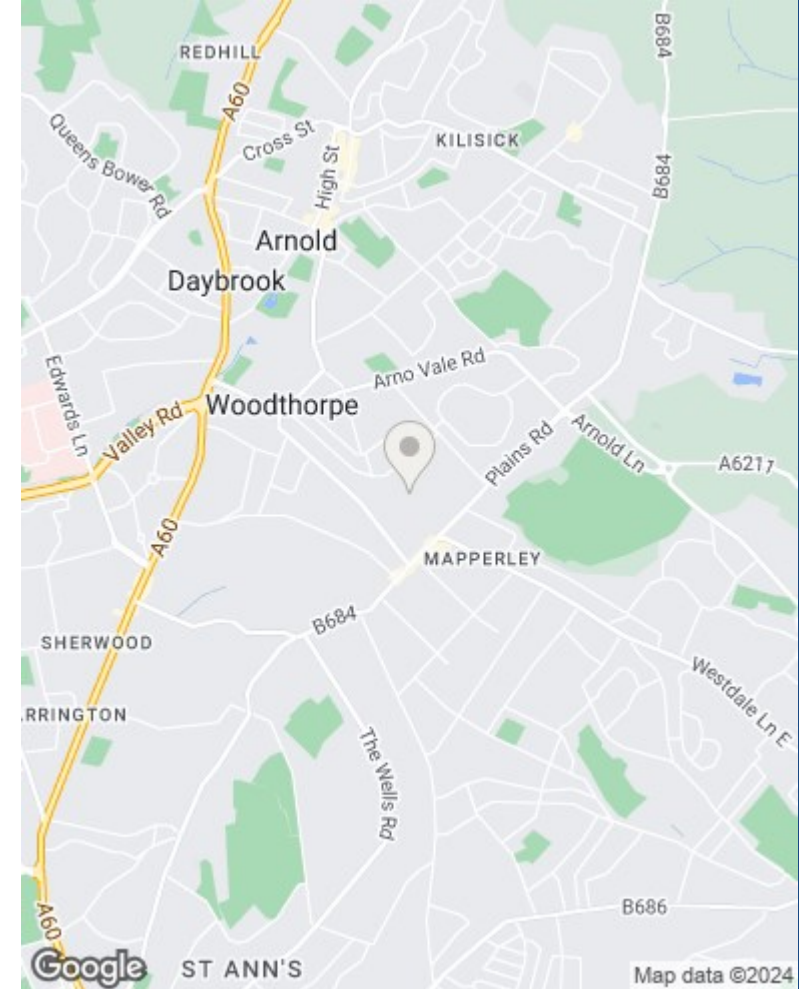
Reduced headroom  
 (below 1.5m/4.92ft)

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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Floor 2



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**Council Tax Band: E**  
**Gedling Borough Council**  
**Freehold**

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