



DavidJames
the estate agent

Plains Road, Mapperley, Nottingham, NG3 5QT

Guide Price £240,000

About This Property

Welcome to this charming semi-detached home which is perfectly situated to take full advantage of Mapperley's excellent amenities! From shops, bars and eateries, dentists and a doctor's surgery to frequent bus services to Nottingham City Centre, everything you need is just a short walk away!

Upon entering the property, you'll find an entrance hall that leads to a bright and spacious lounge, complete with a focal point fireplace. This area seamlessly connects to the adjoining dining room, which features a lovely bay window overlooking the front of the house, providing a versatile space for dining and entertaining.

The kitchen is well-equipped with a range of fitted units, a convenient breakfast bar and an integrated electric oven and hob. There is also ample space for a freestanding washing machine and fridge/freezer. The conservatory extends the living space further, offering views over and access to the generous rear garden.

Upstairs, there are two double bedrooms, complemented by the shower room which is fitted with a three-piece suite and includes an electric Mira shower unit. Off the shower room, you'll find a handy store room that houses the regularly serviced boiler.

The outdoor space is truly a highlight of this property. The established rear garden is generous in size and offers a great space to relax, featuring two useful outbuildings (one of which is an outside WC) and a greenhouse for those with a green thumb. The well-stocked and enclosed front garden offers potential to create parking, subject to the necessary planning, permissions and a drop-kerb.

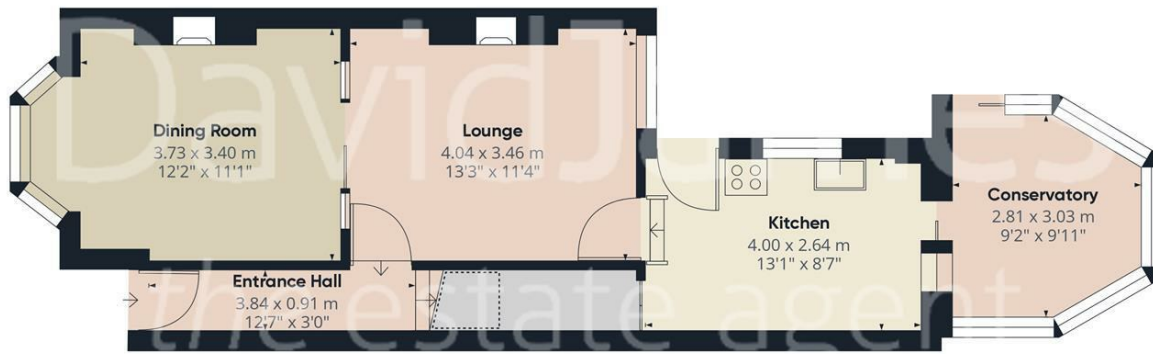
This property offers lots of scope to add your own personal touch and character. Whether you're looking to adjust the living space or simply enjoy the existing layout, this house has the potential to become your perfect home.



- Semi-detached house
- Mapperley's excellent amenities on the doorstep
- Highly sought after and convenient location
- Spacious lounge with a feature fireplace
- Separate versatile dining room with a bay window
- Fitted kitchen with an integrated oven and hob
- Versatile conservatory
- Two first floor double bedrooms
- Shower room with a three-piece suite
- Generous established rear garden with lots of scope for personalisation







Floor 0



Floor 1



Approximate total area⁽¹⁾
95.58 m²
1028.83 ft²

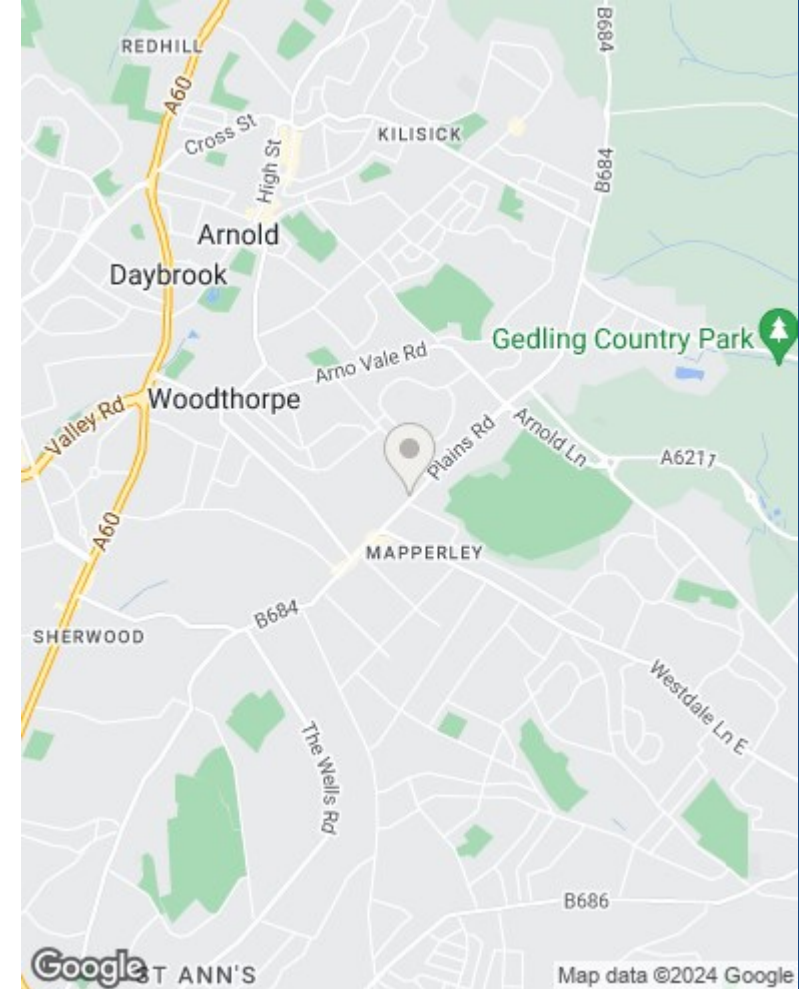
Reduced headroom
1.01 m²
10.84 ft²

(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: B
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

