



**DavidJames**  
the estate agent

**Newstead Avenue, Mapperley, Nottingham, NG3 6FZ**

**Guide Price £385,000**



# About This Property

This beautifully-presented and double-bay fronted detached family home is a must-view for those seeking close proximity to Mapperley's excellent variety of shops, bars and eateries as well as sought-after schools and frequent bus services to Nottingham City Centre!

The property welcomes you with an entrance hall featuring a cloakroom/WC, useful downstairs storage and the keypad for the burglar alarm system.

The bright and spacious lounge is a highlight and comes complete with a focal-point gas fire, whilst the separate dining room, featuring a bay window to the front, provides a versatile space for dining and entertaining.

The fitted kitchen is equipped with a variety of units with under-cabinet lighting, a dual-fuel range cooker and an integrated under-counter fridge. Adjacent to the kitchen is a utility room with space for a freestanding washing machine and ventilation for a tumble dryer. This room also houses the Baxi boiler, which has been annually serviced for peace-of-mind.

A fantastic large conservatory off the kitchen then extends the living space, offering views over the garden and French doors access to the patio area.

Upstairs, you'll find three double bedrooms and a useful versatile loft space with staircase access, power, lighting and eaves storage - all offering a comfortable retreat. The superb modern bathroom provides a great space to unwind and features a four-piece suite, including a generous shower cubicle, towel radiator and a feature bath with remote multi-colour spotlights.

The beautiful established garden includes an initial patio area, a well-maintained lawn with planting beds and a further patio seating space. This outdoor area is perfect for relaxing and entertaining, with external sockets to the front and rear of the house and a water point for added convenience.

The driveway then provides parking for two vehicles and access to the garage, which is equipped with both power and lighting.

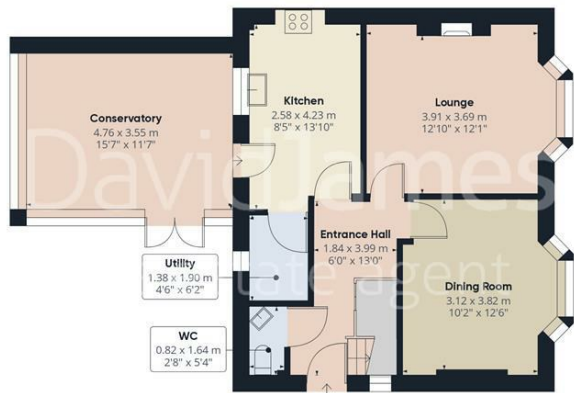


- Beautifully-presented detached family home
- Within easy reach of Mapperley's excellent amenities, schools and frequent bus services
- Welcoming entrance hall with a cloakroom/WC
- Bright and spacious lounge with a separate versatile dining room
- Fitted kitchen with an adjoining utility room
- Generous conservatory with French doors
- Three double bedrooms plus a versatile loft space with staircase access
- Superb modern family bathroom which includes a separate shower cubicle
- Fantastic lawned rear garden with a variety of patio seating areas
- Driveway and garage provide ample off-street parking









Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



**Approximate total area<sup>(1)</sup>**

153.06 m<sup>2</sup>  
1647.52 ft<sup>2</sup>

**Reduced headroom**

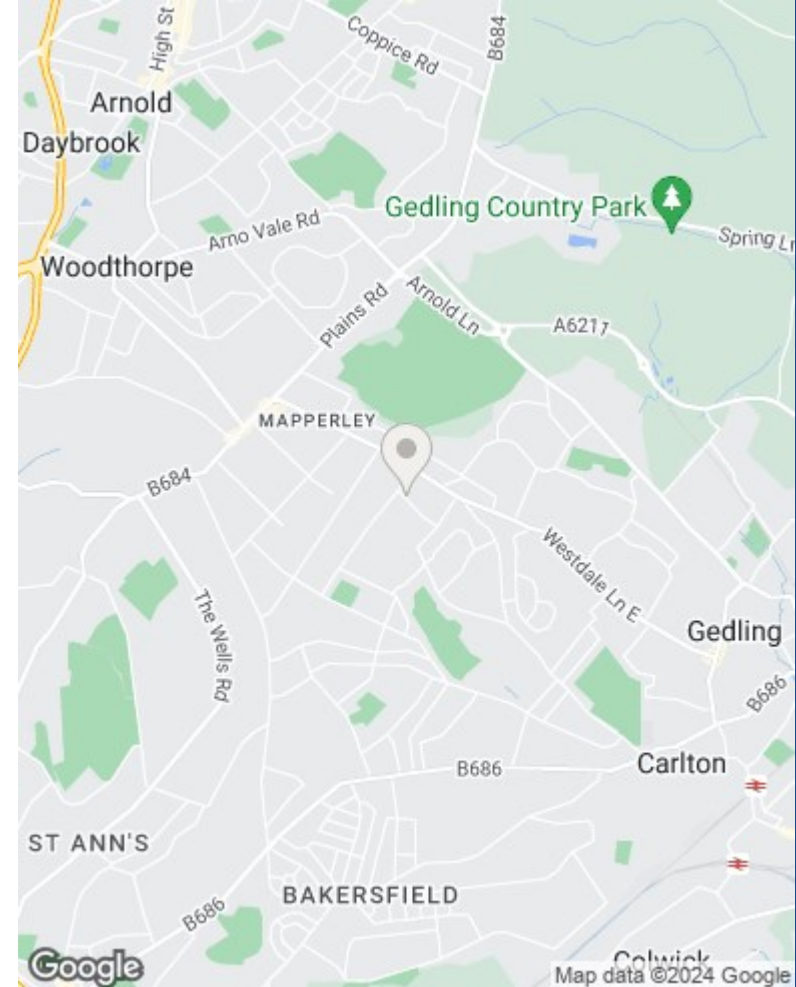
2.11 m<sup>2</sup>  
22.67 ft<sup>2</sup>

(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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**Council Tax Band: D**  
**Gedling Borough Council**  
**Freehold**

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