



DavidJames
the estate agent

Plains Road, Mapperley, Nottingham, NG3 5QT

Guide Price £270,000

About This Property

GUIDE PRICE £270,000 - £280,000. Located in the desirable area of Mapperley, this Edwardian semi-detached house combines classic features with modern amenities and is within walking distance of Mapperley Top's vibrant shops, restaurants, and bus routes.

Upon entering, you are greeted by a charming entrance porch with tiled flooring, leading to an entrance hall with elegant timber strip flooring. The lounge is a cozy space featuring timber strip flooring and a period-style fireplace with an open grate and tiled hearth, perfect for relaxing evenings. The dining room continues the traditional theme with parquet-style timber strip flooring and a period-style cast iron fireplace, also with an open grate and tiled hearth.

The kitchen is well-equipped with a range of Beech finish base and eye-level units, tiled flooring, and a convenient pantry cupboard, offering ample storage and workspace.

Upstairs, you will find two spacious double bedrooms and a first-floor bathroom with a white suite, tiled flooring, and a shower off mixer taps. An adjoining first-floor utility room adds extra practicality for everyday living.

This home benefits from combination gas central heating, UPVC double glazing, and an alarm system, ensuring comfort and security.

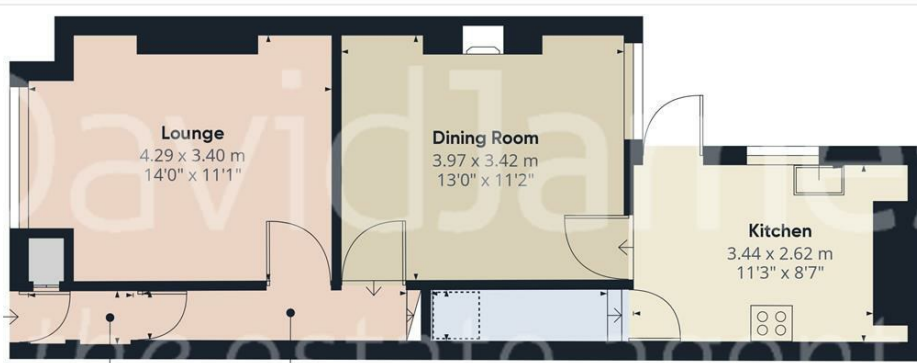
The deceptive rear garden is a delightful outdoor retreat, featuring a patio area, a central lawned area with established trees and shrubs, and a vegetable patch with raised beds and space for a greenhouse. The gravelled parking area at the front elevation provides convenient off-road parking.

With its blend of period charm and modern conveniences, this Edwardian home offers a unique opportunity to enjoy a comfortable lifestyle in a sought-after location. Don't miss the chance to make this property your own.



- Edwardian semi-detached house in walking distance of Mapperley Top's shops, restaurants and bus routes
- Two double bedrooms
- Entrance porch with tiled flooring, entrance hall with timber strip flooring
- Lounge with timber strip flooring and period style fireplace with open grate and tiled hearth
- Dining room with parquet style timber strip flooring and period style cast iron fireplace with open grate and tiled hearth
- Kitchen with a range of Beech finish base and eye level units and tiled flooring as well as a pantry cupboard
- First floor bathroom/Wc with white suite, tiled flooring and shower off mixer taps, adjoining first floor utility room
- Combination gas central heating, UPVC double glazing, alarm system
- Deceptive rear garden with patio area, central lawned area with established trees and shrubs and further vegetable patch with raised beds and space for a greenhouse
- Gravelled parking area to the front elevation provides an off road parking space





Porch
1.60 x 0.88 m
5'3" x 2'10"

Hallway
3.81 x 0.89 m
12'6" x 2'11"

Floor 0



Landing
4.01 x 1.67 m
13'1" x 5'5"

Floor 1



Approximate total area*

85.94 m²
925.04 ft²

Reduced headroom

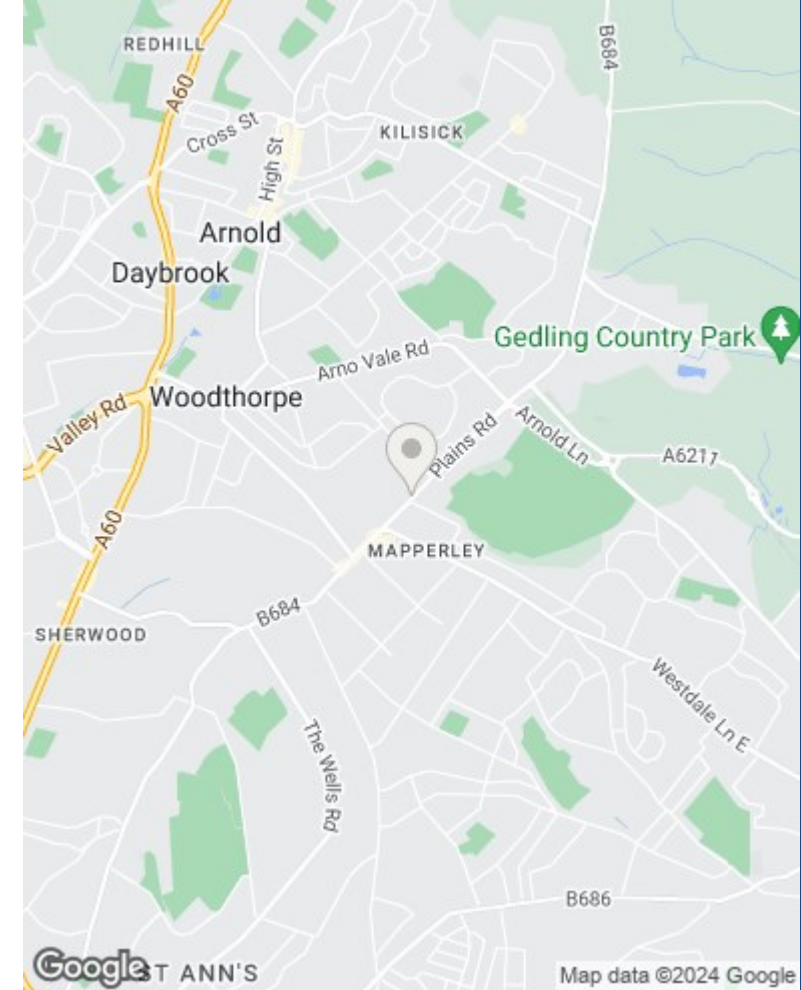
0.61 m²
6.6 ft²

(*) 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: B
Gedling Borough Council
Freehold

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