



4



1



2



C

DavidJames
the estate agent

Digby Avenue, Mapperley, Nottingham, NG3 6DS

Guide Price £700,000

About This Property

Welcome to this immaculate chalet-style detached family home on Digby Avenue which is a true testament to the current owners and sits within easy reach of Mapperley's excellent range of shops, bars and eateries and schools with frequent bus services available nearby to Nottingham City Centre!

Upon entering, you're greeted by an impressive entrance lobby which features useful in-built storage cupboards, cleverly designed to conceal laundry appliances.

The bright and spacious lounge/dining room offers a comfortable space to relax and entertain guests whilst the stunning modern kitchen is a chef's dream, boasting a generous range of fitted units and a feature central island. Integrated appliances include two electric ovens, a combi microwave, an electric hob with extractor and a dishwasher.

The ground floor hosts two of the four bedrooms. The fourth bedroom is currently utilised as an office whilst the large main bedroom has a large bank of fitted wardrobes and a beautiful en-suite shower room featuring a luxury rainfall-style shower with body jets. Complementing these bedrooms is the exquisite main bathroom, complete with a four-piece suite including a separate shower cubicle with another rainfall-style body jet shower.

Upstairs, you'll find two additional spacious double bedrooms. These rooms provide comfortable retreats and have use of a large WC with a two-piece suite and a range of fitted storage units, which could easily double as a dressing room.

The large rear garden is a standout feature, offering two levels of manicured lawn and an initial patio seating area with plenty of room for garden furniture. With Mapperley Golf Course just beyond the trees, this garden is a haven for those seeking generous outdoor space. Additionally, you'll find a large workshop underneath the property, equipped with power, lighting and double doors.

The front of the property includes a driveway that provides multi-vehicle parking and access to the double garage.



- Detached chalet-style family home
- Highly sought after position close to Mapperley's amenities, nearby schools and bus services
- Immaculately-presented throughout
- Bright and spacious lounge/dining room
- Stunning modern kitchen with integrated appliances
- Four double bedrooms with a main bedroom en-suite
- Beautiful modern family bathroom with a four-piece suite
- Large lower ground floor workshop
- Large manicured garden backing on to Mapperley Golf Course
- Driveway and double garage provide parking for multiple vehicles





Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

DavidJames
The estate agent

Approximate total area⁽¹⁾
255.62 m²
2751.47 ft²

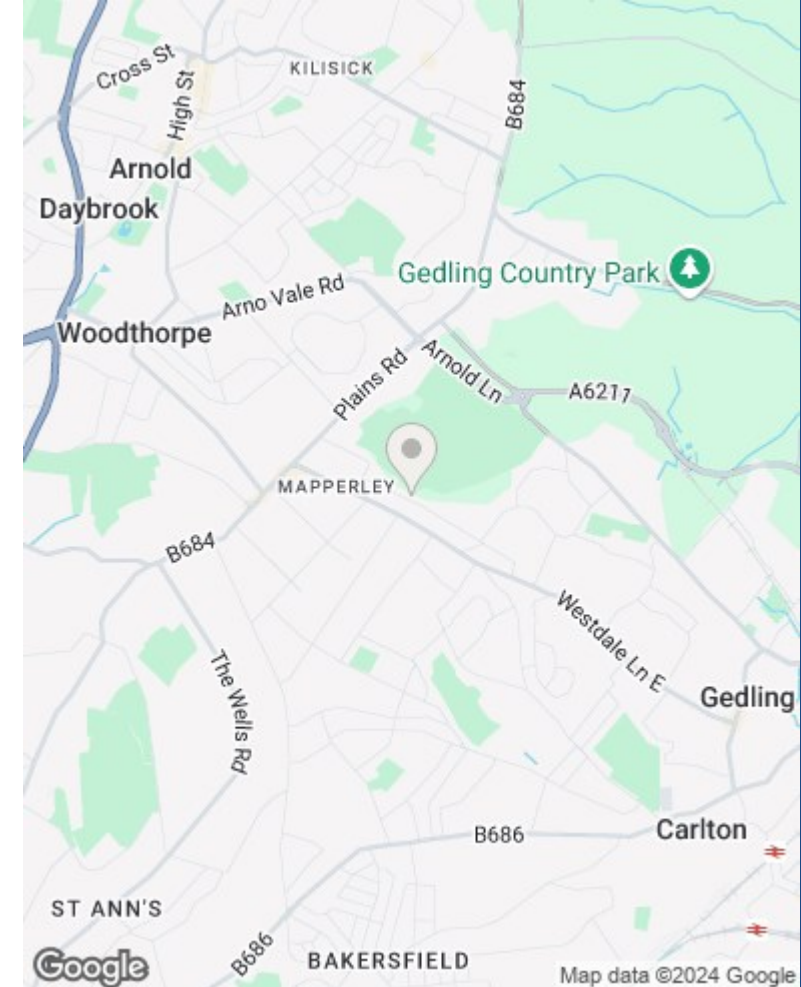
Reduced headroom
11.63 m²
125.18 ft²

(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.

GIRAFFE360



These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property. All services, together with electrical fittings or fitted appliances have NOT been tested. All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only. The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing. If you have a property to sell you may wish to take advantage of our free valuation service. David James Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis: W A Barnes Ltd: £60 including VAT. All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average). MoveWithUs Limited: £188 including VAT (average).

Council Tax Band: E
Gedling Borough Council
Freehold

DavidJames
the estate agent

David James Estate Agents
45b Plains Road, Nottingham, NG3 5JU
t: 0115 962 4213 e: mapperley@david-james.com

naea | propertymark
PROTECTED

