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DavidJames
the estate agent

Halford Avenue, Mapperley, Nottingham, NG3 5TG

Guide Price £325,000

About This Property

GUIDE PRICE £325,000 - £350,000. This modern three-storey end townhouse in Mapperley offers a well-designed and versatile living space ideal for contemporary lifestyles. The property features three bedrooms arranged over the first and second floors, providing ample accommodation for families or professionals.

On the ground floor, the entrance hall leads a comfortable lounge, perfect for relaxation, whilst an inner lobby gives access to a ground floor Wc with washbasin. The dining kitchen is a standout feature, boasting a central island unit, LVT flooring, and French doors that open to the enclosed rear garden. The kitchen is fully equipped with an integrated oven, combination oven, hob, extractor, fridge/freezer, and dishwasher, making it both stylish and functional.

The second floor is dedicated to the principal bedroom, which benefits from a dressing area with fitted wardrobes and an ensuite shower room/WC. The ensuite includes a double-width shower cubicle with an electric shower. The first floor houses the remaining two bedrooms and a well-appointed bathroom/WC with a white suite and a separate shower cubicle with a mains shower.

Additional features include gas central heating and UPVC double glazing, ensuring comfort and energy efficiency throughout the home. Externally, the enclosed rear garden offers a lawned area and a patio, providing a pleasant outdoor space for leisure and entertainment.

The property also benefits from a parking area located to the rear, with two allocated parking spaces and an electric charging point, adding to its modern conveniences. This townhouse is an excellent choice for those seeking a stylish and well-equipped home in a desirable area.



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- Modern three storey end townhouse
- Three bedrooms set over the first and second floors
- Entrance hall, ground floor WC
- Lounge
- Dining kitchen with a central island unit and LVT flooring in addition to French doors to the rear garden and integrated appliances
- Second floor principal bedroom with dressing area with fitted wardrobes and ensuite shower room/WC with double width shower cubicle and electric shower
- First floor bathroom/Wc with white suite and separate shower cubicle with mains shower
- Gas central heating, UPVC double glazing
- Enclosed lawned rear garden with patio area
- Parking area situated to the rear of the property with two allocated parking spaces and an electric charging point



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Floor 0



Floor 1



Floor 2



Approximate total area*
91.47 m²
984.57 ft²

Reduced headroom
2.51 m²
27.02 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Council Tax Band: C
Gedling Borough Council
Freehold

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