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DavidJames
the estate agent

Bonington Road, Mapperley, Nottingham, NG3 5JR

Guide Price £350,000

About This Property

We are delighted to present this superb semi-detached family home which is offered to the market with no upward chain and boasts Mapperley's excellent range of shops, eateries and bars as well as frequent bus services right on the doorstep! With recent redecoration work and new carpets, this home would be ideal for those seeking ready-to-move-in convenience.

Upon entering, the initial hallway leads to a bright and spacious lounge, featuring a bay window that fills the room with natural light. A working fire creates a central focal point, with open access to an adjoining dining room. The dining room offers access to the first floor via a staircase, a convenient downstairs WC as well as French doors that lead to the garden.

The kitchen is well-equipped with a generous range of fitted units, with space available for a range cooker and freestanding appliances. A useful understairs storage cupboard can be found here, along with French doors leading into the conservatory. The conservatory extends the living space and provides a perfect space for relaxing or entertaining, further benefitting from both bi-fold doors and feature lighting.

Upstairs, there are three bedrooms, with bedroom three housing the concealed Viessmann boiler. The family bathroom is fitted with a period-style three-piece suite, complemented by full-height wall tiling, an over-bath shower and a radiator with a towel rail.

Outside, the enclosed rear garden offers a private retreat with a patio seating area leading to a generous lawn. Private gated parking is available at the rear of the property, accessed via the public car park beside the house. On-street permit parking for residents is also available at the front of the property.

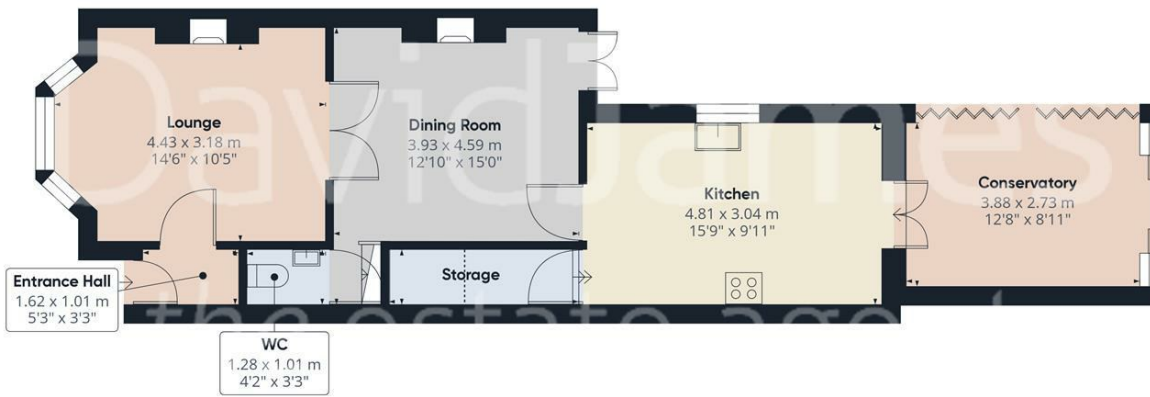
Viewing is absolutely essential to appreciate all this property has to offer!



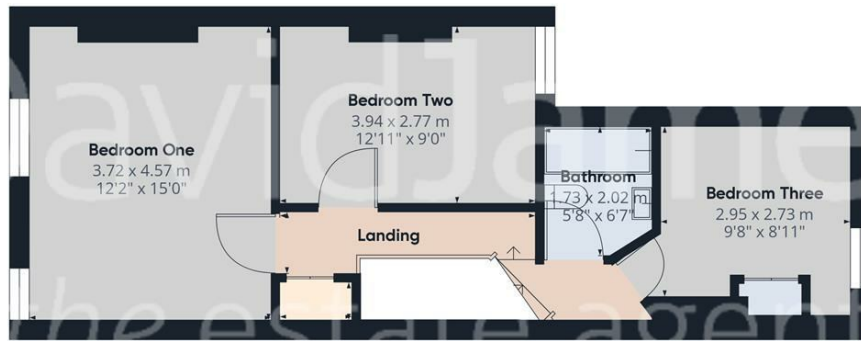
- Semi-detached family home
- Offered to the market with no upward chain
- Mapperley's excellent shops, restaurants and bus services on the doorstep
- Bright and spacious lounge with an adjoining dining room
- Generous kitchen with an ample range of fitted units
- Fantastic conservatory with bi-fold doors
- Three first floor bedrooms
- Family bathroom with a three-piece period-style suite
- Enclosed lawned rear garden with an initial patio seating area
- Gated driveway to the rear provides off-street parking







Floor 0



Floor 1



Approximate total area*
105.14 m²
1131.72 ft²

Reduced headroom
1.01 m²
10.87 ft²

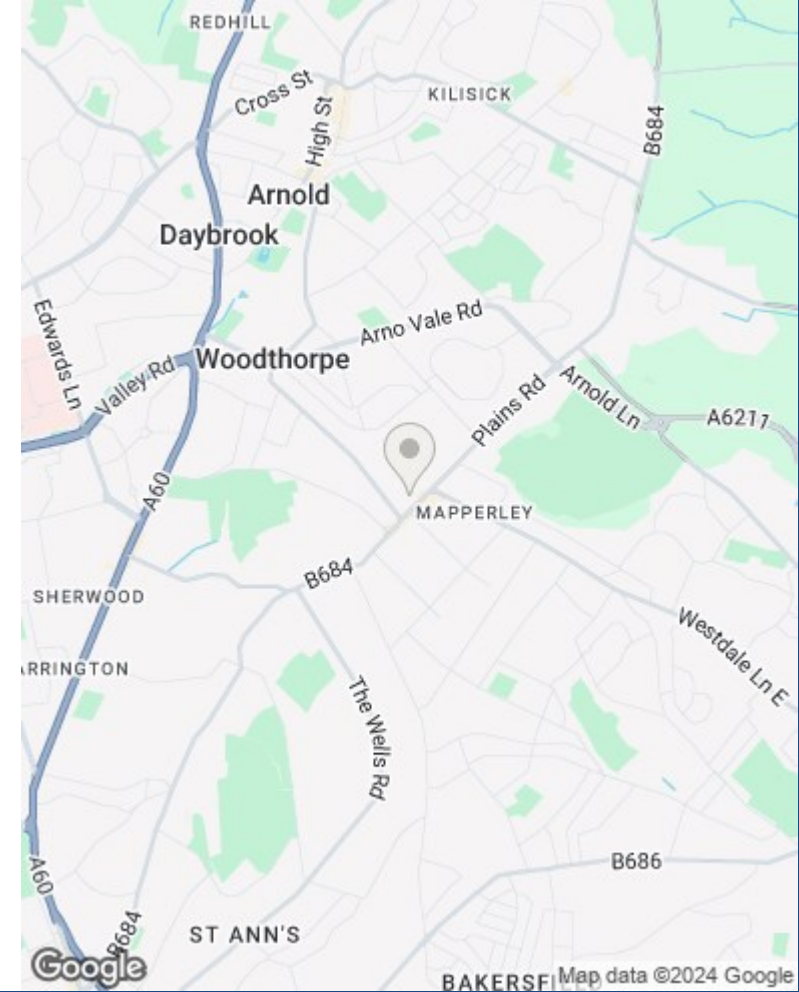
(1) Excluding balconies and terraces

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

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

