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DavidJames
the estate agent

Holyoake Road, Mapperley, Nottingham, NG3 6DX

Guide Price £280,000

About This Property

£280,000 - £290,000 GUIDE PRICE. Available with no upward chain, this three bedroom semi-detached home presents an ideal opportunity for those looking to take full advantage of Mapperley's excellent nearby amenities, schools and frequent bus services to Nottingham City Centre. Situated on a good sized plot, the property benefits from a large driveway and a mature landscaped front garden creating a welcoming first impression.

Upon entering you are greeted by a warm and inviting hallway leading to a generously sized and brightly lit lounge with a large bay window, complemented by a feature fireplace that adds a cosy touch. To the rear, a conservatory extends the living space with ample seating areas for relaxing or entertaining and views over the garden. The conservatory flows naturally into a well-equipped kitchen with a range of wall and base units, integrated gas hob, cooker slimline dishwasher, washing machine and space for a small dining table and chairs.

Upstairs, the landing splits two ways leading to three bedrooms, with two double rooms and a smaller nursery or study, perfect for flexible living. A well-presented shower room concludes the accommodation on the first floor.

The rear garden can be accessed either from the side of the property or from the conservatory and consists of an initial patio area leading to an easy-to-maintain artificial lawn surrounded by planting and mature trees, offering both privacy and space to relax. A garage and multiple garden areas provide versatility for outdoor storage or hobbies.

With its proximity to an excellent range of local amenities, reputable schools and convenient public transport links, this home is move in ready. Viewing is highly recommended to appreciate all that this property has to offer!



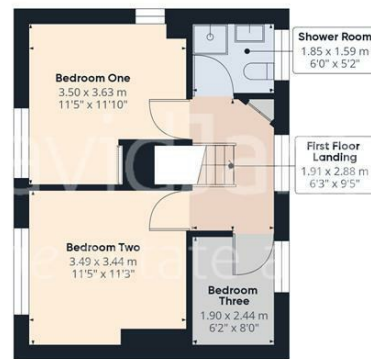
- Semi-detached property in a sought after area of Mapperley
- Offered to the market with no upward chain
- Large driveway and garage provide ample off-street parking
- Landscaped front garden with mature shrubs and trees
- Bright and spacious lounge with a bay window and feature fireplace
- Large conservatory with garden views
- Three bedrooms (two double rooms and a single room/office/nursery)
- First floor shower floor room with a three-piece suite
- Low-maintenance artificial lawn and private garden areas
- Close to excellent choice of local amenities, schools and public transport links







Floor 0 Building 1



Floor 2 Building 1



Floor 0 Building 2



Approximate total area[®]
 99.78 m²
 1074.02 ft²

Reduced headroom
 0.09 m²
 0.97 ft²

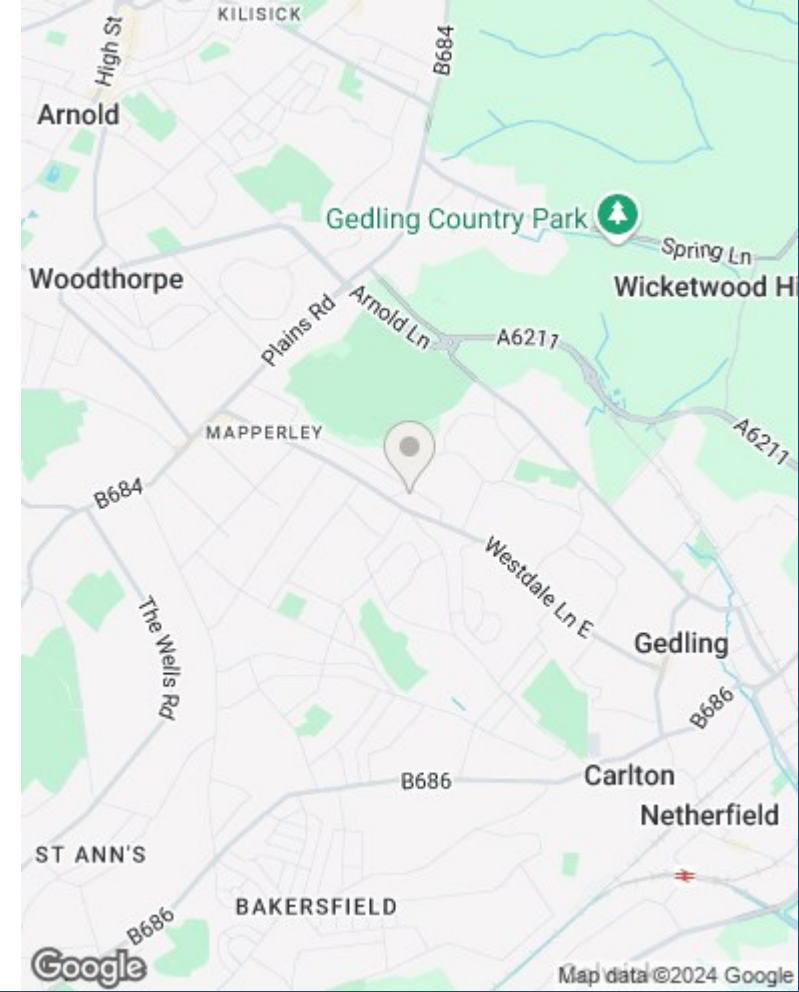
(1) Excluding balconies and terraces

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: B
Gedling Borough Council
Freehold



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