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DavidJames
the estate agent

Haywood Road, Mapperley, Nottingham, NG3 6AE

Guide Price £425,000

About This Property

This beautifully-presented period semi-detached family home is now available to purchase and is a testament to the current owners! Located just moments from Mapperley's excellent shopping facilities, bars and restaurants, the property enjoys easy access to frequent bus services to Nottingham City Centre, making it ideal for commuters.

Upon entering, you are welcomed by an impressive entrance hall with a feature tiled floor, open cloaks area and a mains-wired smoke alarm, also fitted on the further upstairs floors. The bright and spacious lounge benefits from natural light streaming through the walk-in bay window at the front and is complemented by a multi-fuel burner, perfect for cosy evenings. The lounge joins to a versatile reception space, ideal for a sitting room or additional family area.

The fitted kitchen is a highlight of the home, offering a generous range of units, integrated appliances including a Neff oven, gas hob with extractor, dishwasher, washing machine and fridge/freezer. The kitchen features underfloor heating and open access to the dining room, which overlooks and provides access to the garden, creating a great setting for family meals or entertaining.

On the first floor, the landing retains original floorboards which flow into three of the four bedrooms. Bedroom one is a generous double, complete with a feature bay window and a large bank of fitted wardrobes with inset lighting. The family bathroom, also located on this floor, features underfloor heating and a luxurious four-piece suite with both a bath and walk-in shower cubicle.

The top floor houses the fourth bedroom, currently used as an office space but equally suitable as a spacious double bedroom.

Outside, the south-easterly facing rear garden includes a decked patio, manageable lawn and additional paved seating area. There is also a log store and timber shed, while the front offers a double-width driveway for off-street parking.

Viewing of this lovely home is absolutely essential!



- Period semi-detached family home
- Beautifully-presented throughout and a testament to the current owners
- Mapperley's excellent amenities on the doorstep
- Bright and spacious lounge and sitting room with a feature multi-fuel burner
- Superb modern kitchen with a range of integrated appliances and underfloor heating
- Adjoining dining room with garden views
- Four well-proportioned bedrooms (three first floor and one second floor)
- Modern bathroom with a separate shower cubicle and underfloor heating
- Enclosed south-easterly facing lawned garden with a variety of patio seating areas
- Double-width driveway to the front provides convenient off-street parking





Approximate total area*
 135.8 m²
 1461.74 ft²

Reduced headroom
 5.19 m²
 55.86 ft²

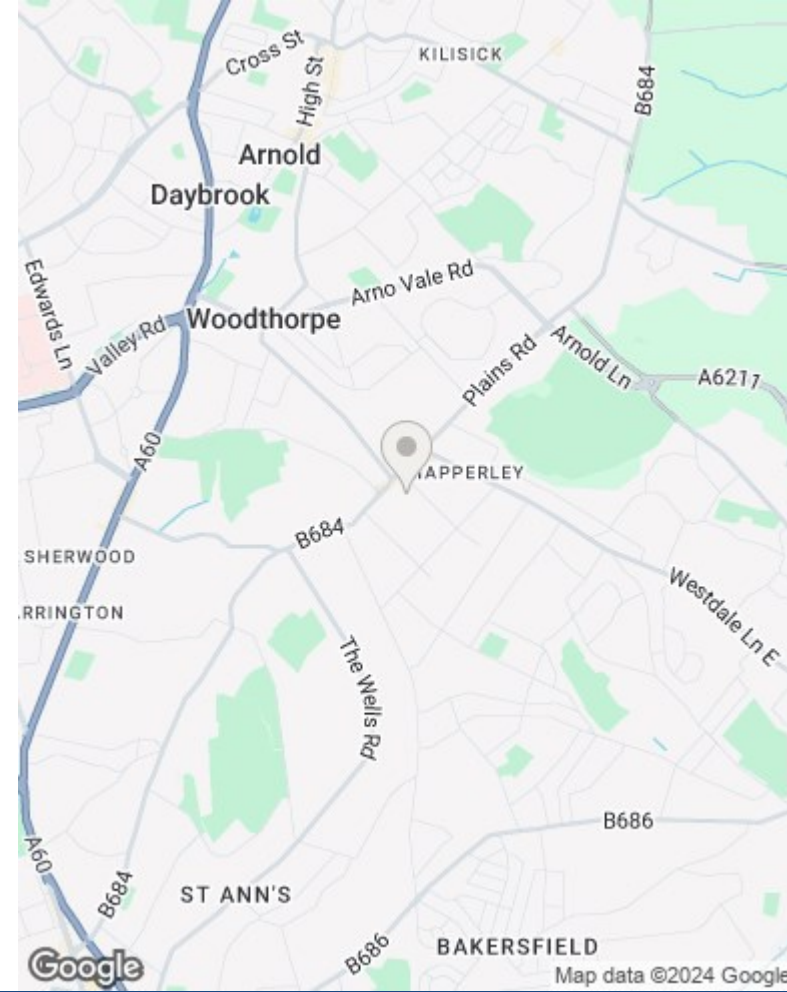
(1) Excluding balconies and terraces

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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