



DavidJames
the estate agent

Barden Road, Mapperley, Nottingham, NG3 5QD

Guide Price £425,000

About This Property



GUIDE PRICE £425,000-£450,000. This immaculately presented and extended four-bedroom semi-detached family home has been owned and loved by the current vendors for almost 30 years. With its large reception rooms including a stand out open-plan living area to the rear and a beautifully landscaped rear garden, this property will not disappoint. Set on a generous plot with a private driveway, integral garage and large utility area, this home offers both space and style and benefits from close proximity to an excellent range of local amenities, schools and public transport links.

Upon entering, you're greeted by a welcoming entrance hall that sets the tone for this property. The expansive lounge has been tastefully decorated with plush carpeting with a feature fireplace and large bay window with the room in turn leading through double doors to a stunning open-plan dining kitchen with sitting area which has a pitched roof and skylights. This area is the heart of the home and benefits from underfloor heating, solid granite worktops and numerous high-quality Neff integrated appliances. The central island and breakfast bar provide the perfect spot for informal dining whilst an additional seating area with French doors open directly onto the rear garden, ideal for relaxing and admiring the garden views. Adjacent to the kitchen area is a large utility room and access to the integral garage.

The ground floor also benefits from a downstairs WC for added convenience.

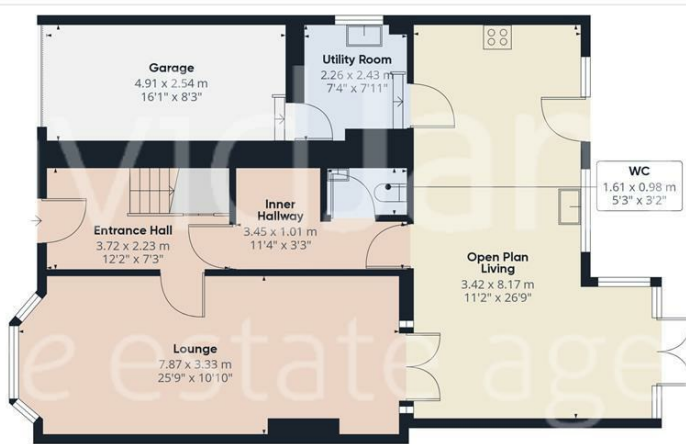
The first floor landing leads to four well-appointed bedrooms including three generous double bedrooms, an en-suite shower-room and a versatile fourth bedroom/study. The family bathroom concludes the accommodation on this floor and is equally well-presented.

Moving outside, the good sized landscaped rear garden is a stand out feature of this property with an initial raised terraced area with impressive panoramic views of the surrounding area leading to a large lawned area and a further seating area.

- Immaculately presented extended semi-detached home in sought after area of Mapperley
- Four bedrooms including three generous double bedrooms and a versatile fourth bedroom/study and an en-suite shower room
- Impressive open plan dining kitchen with sitting area, pitched roof and skylights with French doors onto the impressive rear garden
- Stylish lounge with contemporary feature fire and large bay window with connecting doors to open plan living area
- Contemporary kitchen with high end appliances, black granite worktops, central island and breakfast bar area
- Generous sized utility room with access to integral garage
- Contemporary family bathroom with walk-in shower and additional downstairs WC for added convenience
- Private landscaped garden with raised terraces and mature planting with steps leading to large lower garden area with manicured lawn and separate seating area
- Private driveway with block paving and landscaped borders
- Perfect for family living and ready to move into







Floor 0



Floor 1



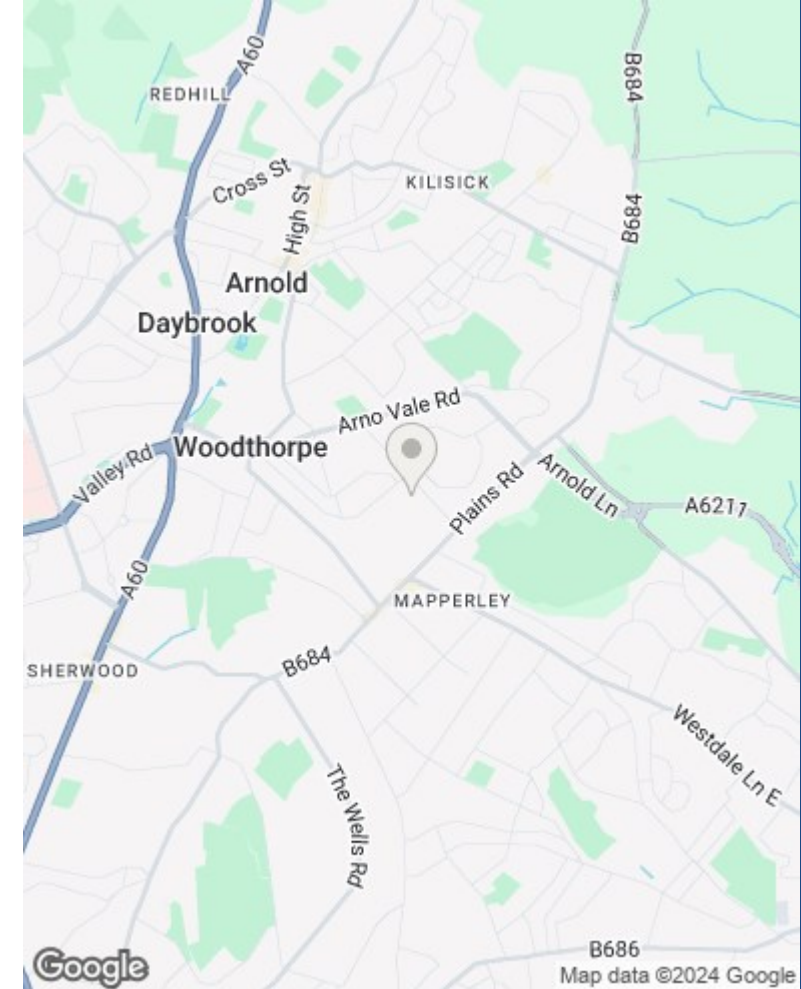
Approximate total area*
141.45 m²
1522.56 ft²

(1) Excluding balconies and terraces

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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