



DavidJames
the estate agent

Clementine Drive, Mapperley, Nottingham, NG3 5UX

Guide Price £350,000

About This Property

Guide Price £350,000 - £375,000. This well-presented three-bedroom detached family home is set in a desirable residential cul-de-sac location, with spacious and modern interiors throughout and the benefit of an integral garage and private driveway.

Upon entering, the entrance hall greets you with stylish black tiled flooring leading into a bright and airy lounge with dual aspect windows providing plenty of natural light.

Adjacent to the lounge is a modern mono-chrome dining kitchen fitted with sleek, high-gloss white units, complemented by sleek grey flecked solid granite worktops and a range of integrated Siemens appliances including an induction hob, oven and contemporary extractor. A breakfast bar provides an ideal spot for casual dining, while the dining area is perfect for family meals and entertaining with French doors that open onto a beautifully landscaped rear garden.

Upstairs, a carpeted staircase leads to the first-floor landing where you'll find two generous double bedrooms including the main bedroom with an ensuite shower room and full-height fitted wardrobes. A third bedroom, currently used as a study, provides versatility for a home office or guest room. The family bathroom is fitted with a modern three-piece suite and decorative tiling.

The rear garden has been landscaped and features a paved patio area that steps down to a decked seating area and a well-maintained lawn, bordered by mature trees and shrubs, providing a private space to relax and enjoy. The garden also offers direct access to the integral garage.

This home is conveniently located close to local amenities, schools and transport links, making it the perfect choice for those looking for a ready to move into home with comfort and space in a sought-after location.



- Well-presented detached family home in sought after location
- Three bedrooms, with two good-sized double bedrooms and versatile single/study room
- Welcoming lounge with dual aspect windows providing ample natural light
- Modern dining kitchen with high-gloss white units, granite worktop and a range of high end integrated appliances
- French doors from dining area open onto landscaped rear garden
- Modern family bathroom, en-suite shower-room and downstairs WC for added convenience
- Landscaped rear garden with initial slabbed patio area leading to decking space and lawn with mature trees and planting
- Integral garage and private driveway
- Cul-de-sac location
- Access to an excellent range of amenities, schools and public transport







Floor 0



Floor 1



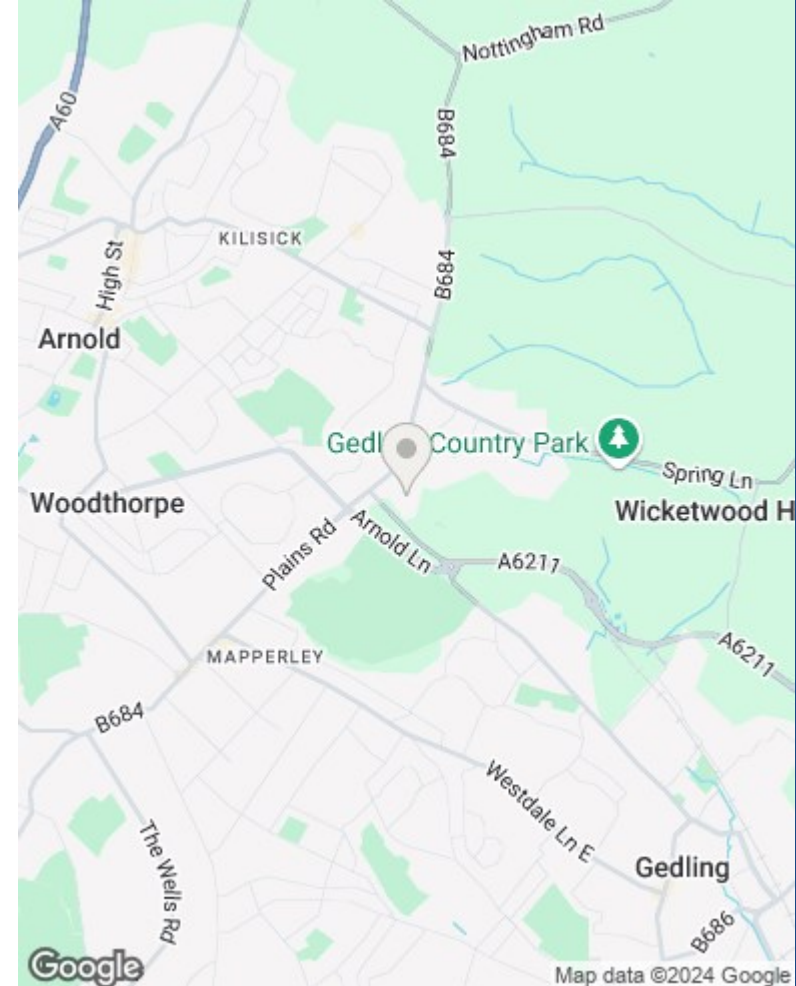
Approximate total area*
108.83 m²
1171.44 ft²

(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: E
Gedling Borough Council
Freehold

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