



DavidJames
the estate agent

Morley Road, Mapperley/Thorneywood Border, Nottingham, NG3

Guide Price £260,000

About This Property

This beautifully presented period-style semi-detached house is situated on the desirable Mapperley/Thorneywood border, offering a blend of traditional character and modern comforts. The property features two double bedrooms and is ideal for those seeking a home with original period features and a contemporary finish.

Upon entering, the open porch boasts original tiling to the walls and floor, leading to an inviting entrance hall with chequered tiled flooring. The lounge is bright and spacious, enhanced by a bay window and a period-style fireplace with a tiled and mirrored insert. Perfect for entertaining, the dining room showcases stripped floorboards, a fireplace with a tiled hearth, exposed brick detail, and French doors that open out to the garden. The kitchen, open plan to the dining room, is both stylish and functional, equipped with white gloss units, timber work surfaces, and integrated appliances including an oven, hob, extractor, and dishwasher. Upstairs, the first-floor bathroom is finished to a high standard with a white suite, a separate walk-in shower area with a mains-fed shower.

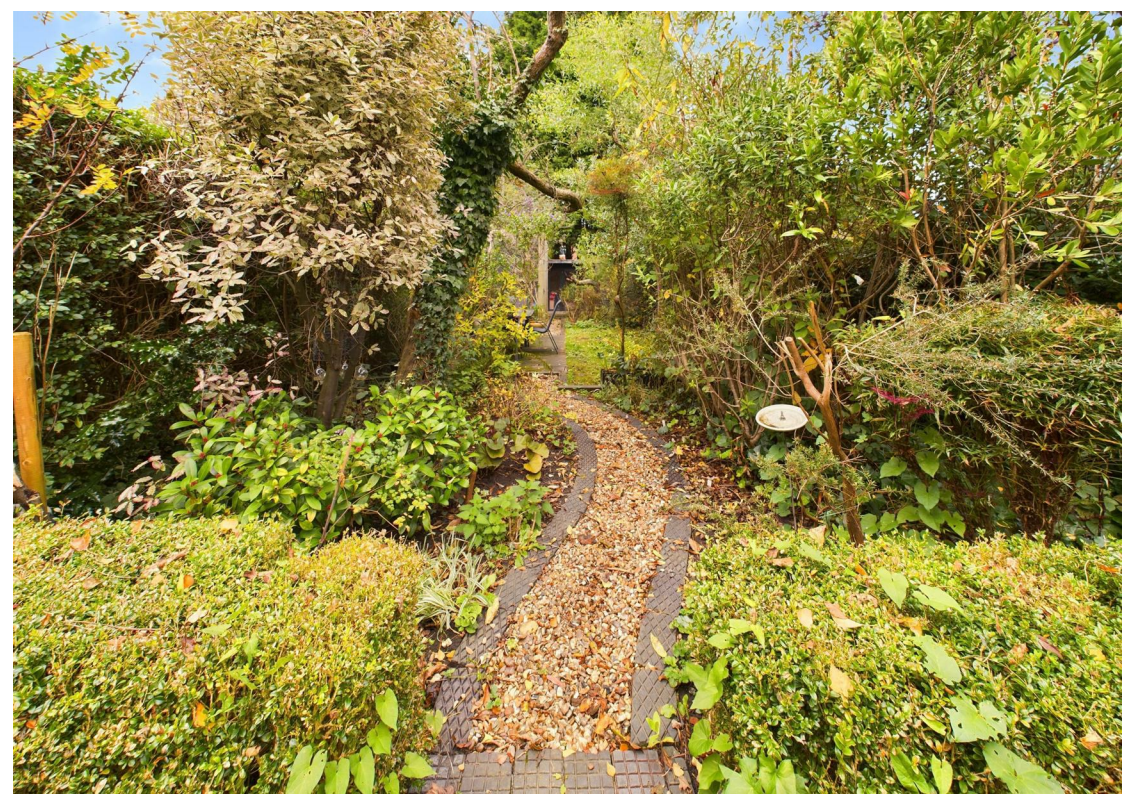
The property benefits from combination gas central heating and majority UPVC double glazing, ensuring comfort and energy efficiency throughout the year. An external utility room, fitted with light, power, a sink and WC, offers additional space for household tasks.

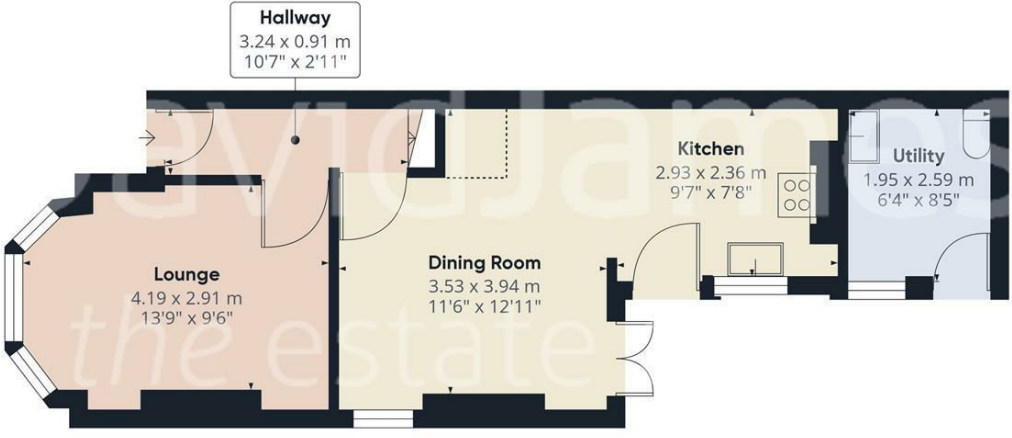
The good-sized rear garden is landscaped, with seating areas for relaxation, well-established borders, and a summerhouse located at the far end. This outdoor space provides an excellent setting for outdoor dining and enjoying the garden's tranquillity. This period home is a rare find, combining character features with modern amenities in a highly sought-after location.



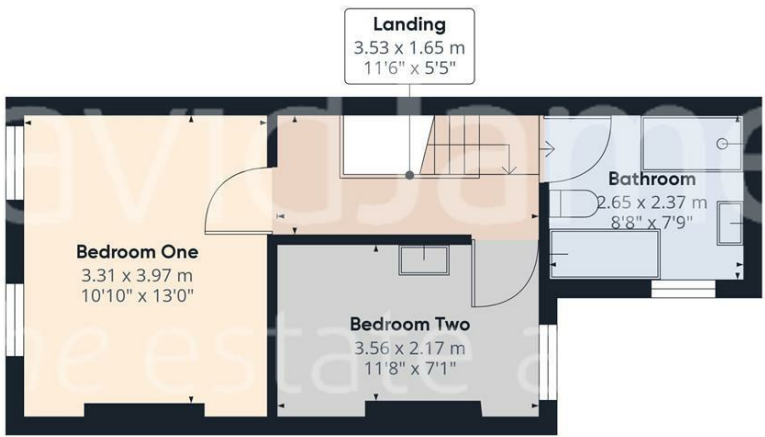
- Period style semi detached house sold with no upward chain
- Two double bedrooms
- Open porch with original tiling to the walls and floor, entrance hall with tiled flooring
- Lounge with bay window and period style fireplace with tiled and mirrored insert
- Dining room with stripped floorboards, fireplace with tiled hearth and exposed brick detail and French doors to the garden
- Kitchen with white gloss units and timber work surfaces and integrated oven, hob extractor and dishwasher
- Stylish first floor bathroom/WC with white suits and separate walk in shower area with mains shower
- Combination gas central heating, majority UPVC double glazing
- External utility room with light, power sink and WC
- Good sized rear garden zoned for seating areas, established borders and a summerhouse to the rear of the garden







Floor 0



Floor 1

Approximate total area**
71.99 m²
774.9 ft²

Reduced headroom
0.73 m²
84.07 ft²

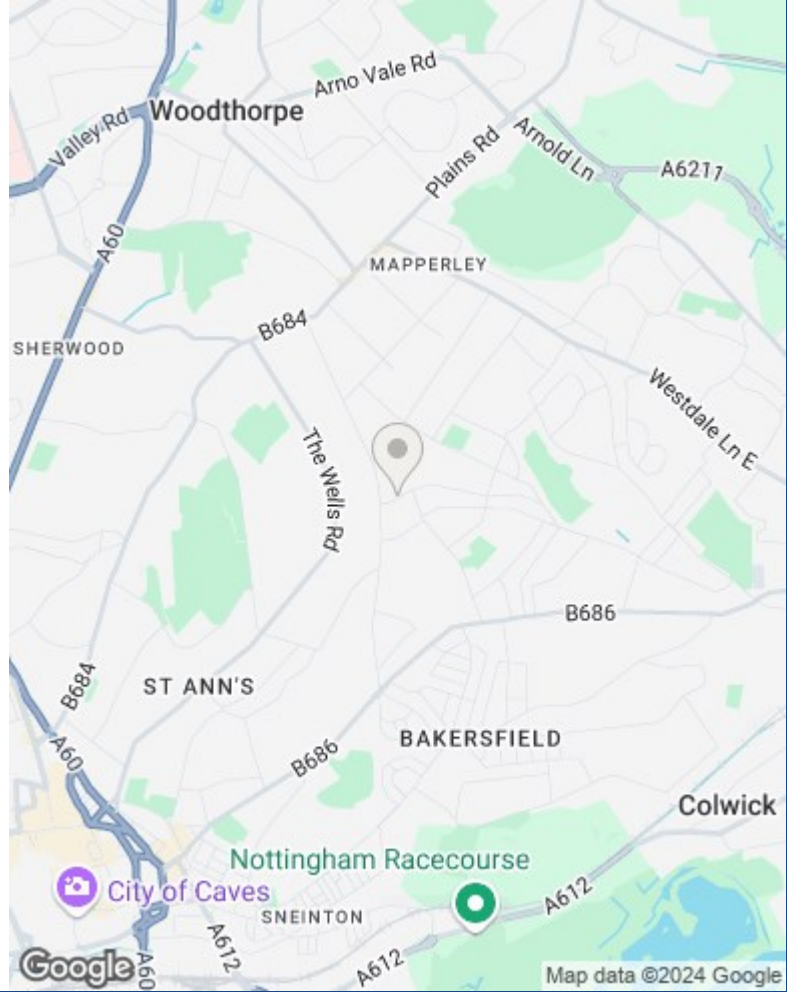
(1) Excluding balconies and terraces

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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