



6 Bailey Drive, Mapperley Nottingham – NG3 5US

Guide Price £500,000

DavidJames
the estate agent



6 Bailey Drive

Mapperley, Nottingham

Council Tax band: F

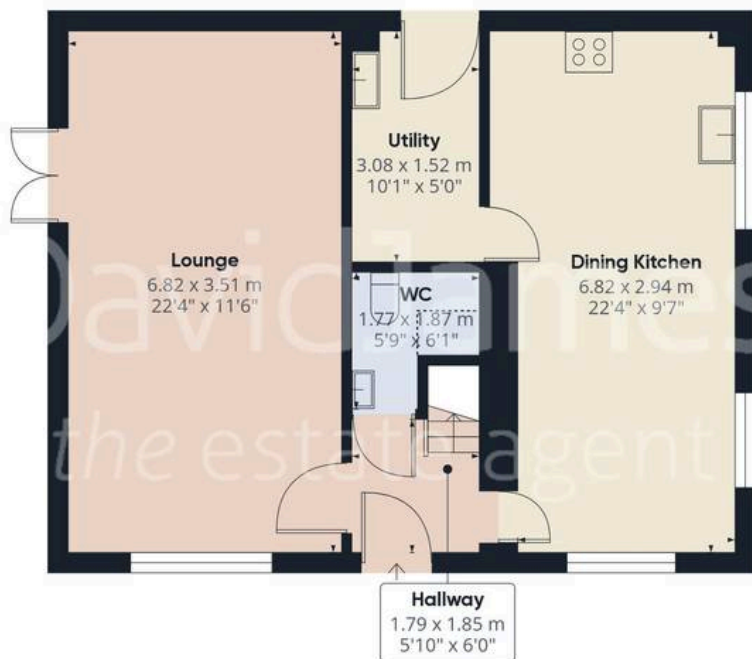
Tenure: Freehold

EPC Energy Efficiency Rating: B

- Well presented, attractive three storey detached family home
- Five spacious double bedrooms set over the first and second floors
- Entrance hall with porcelain tiled flooring, ground floor Wc with cloaks area
- Spacious and light lounge with laminate flooring, window to the front elevation and French doors to the garden
- Spacious and light dining kitchen with porcelain tiled flooring, windows to two elevations providing plenty of light, integrated appliances, adjoining good sized utility room
- En-suite shower room/Wc with bedroom one, first floor bathroom/Wc, second floor shower room/Wc
- Gas central heating, UPVC double glazing, alarm system for added peace of mind
- Tandem driveway and garage to the rear of the property provide ample off road parking
- Walled south-easterly facing rear garden with patio and lawned area as well as partial views towards the Trent Valley
- In walking distance of bus routes, well regarded schools and Mapperley's shops, bars and restaurants







Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

175.43 m²
1888.32 ft²

Reduced headroom

7.28 m²
78.36 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.