



61 Private Road, Mapperley – NG3 5FQ

Guide Price **£415,000**

DavidJames
the estate agent



61 Private Road

Mapperley, Nottingham

NO CHAIN! Extended and well-presented 4 bed traditional detached home close to Mapperley's amenities and Nottingham City Centre – perfect for those seeking a simple commute and versatile living space!

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Extended detached family home
- Offered to the market with no upward chain
- Positioned within easy reach of Mapperley's vibrant amenities
- A short commute from Nottingham City Centre
- Bright and spacious lounge and a separate versatile sitting/dining room
- Superb modern dining kitchen with a range of integrated appliances
- Four first floor well-proportioned bedrooms (main room with a dressing room and en-suite)
- Family bathroom fitted with a four-piece suite
- Good-sized, enclosed and lawned garden with an initial patio seating area
- Driveway and garage provide convenient off-street parking









Floor 0

Approximate total area⁽¹⁾

148.32 m²

1596.51 ft²

Reduced headroom

2.2 m²

23.69 ft²

(1) Excluding balconies and terraces

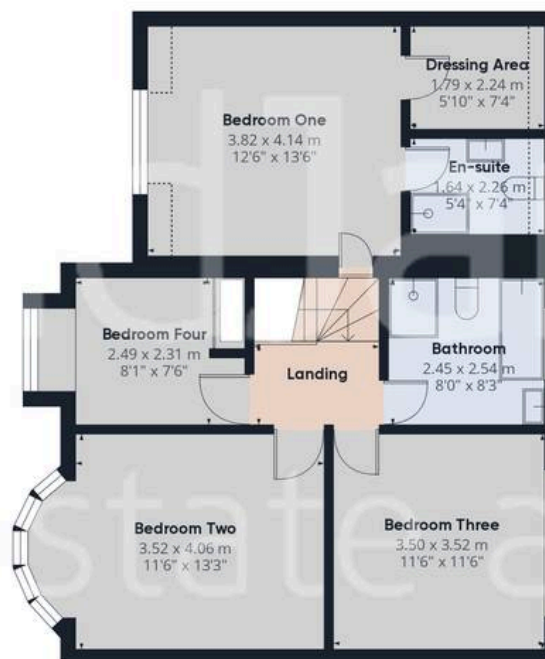
Reduced headroom

..... 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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Floor 1



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