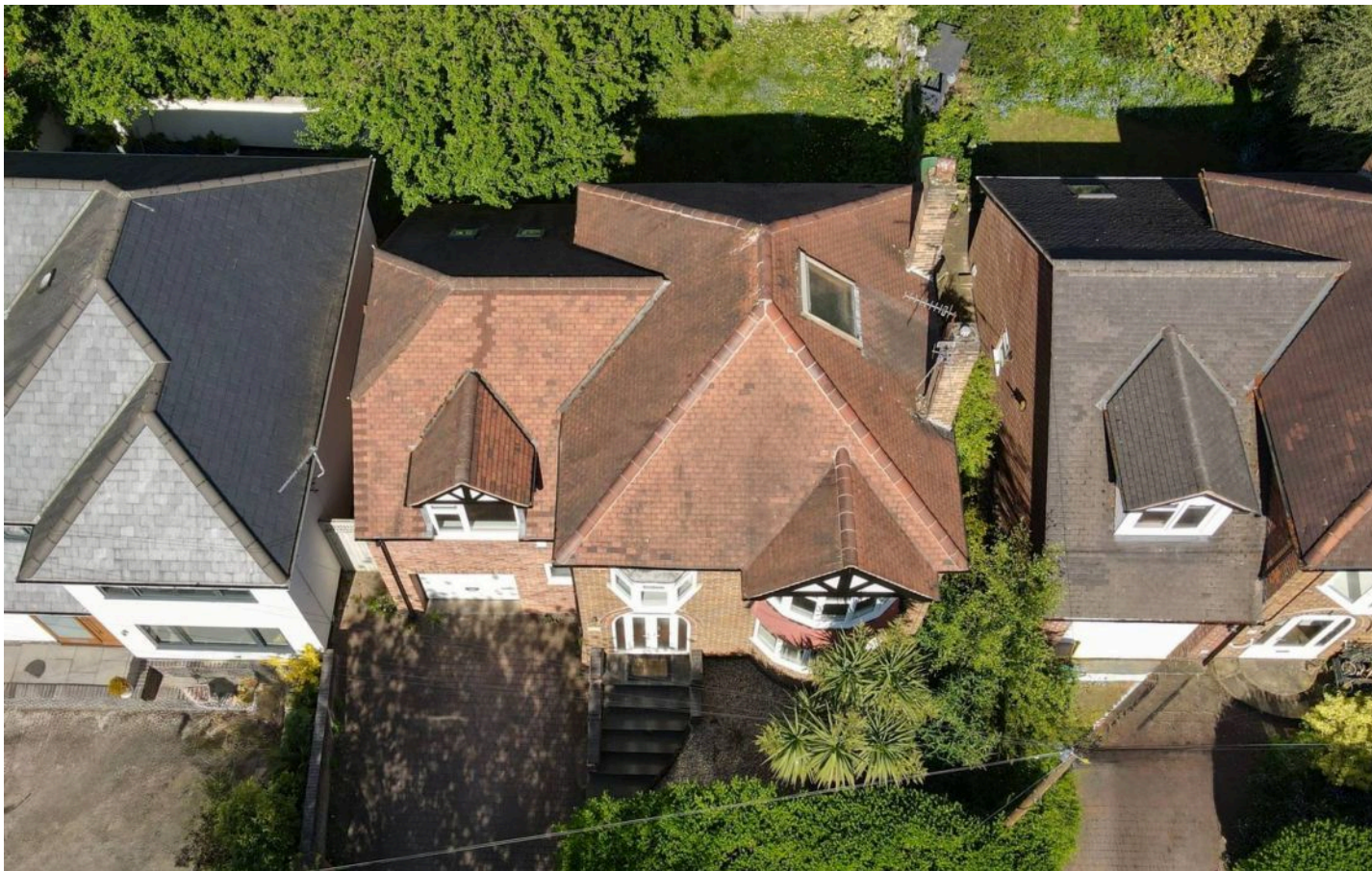




61 Private Road, Mapperley – NG3 5FQ

Guide Price **£375,000**

DavidJames
the estate agent



61 Private Road

Mapperley, Nottingham

GUIDE PRICE £375,000 - £400,000. Extended and well-presented 4 bed detached home with no chain, close to Mapperley's amenities and Nottingham City Centre - perfect for those seeking a simple commute and versatile living space!

Council Tax band: D

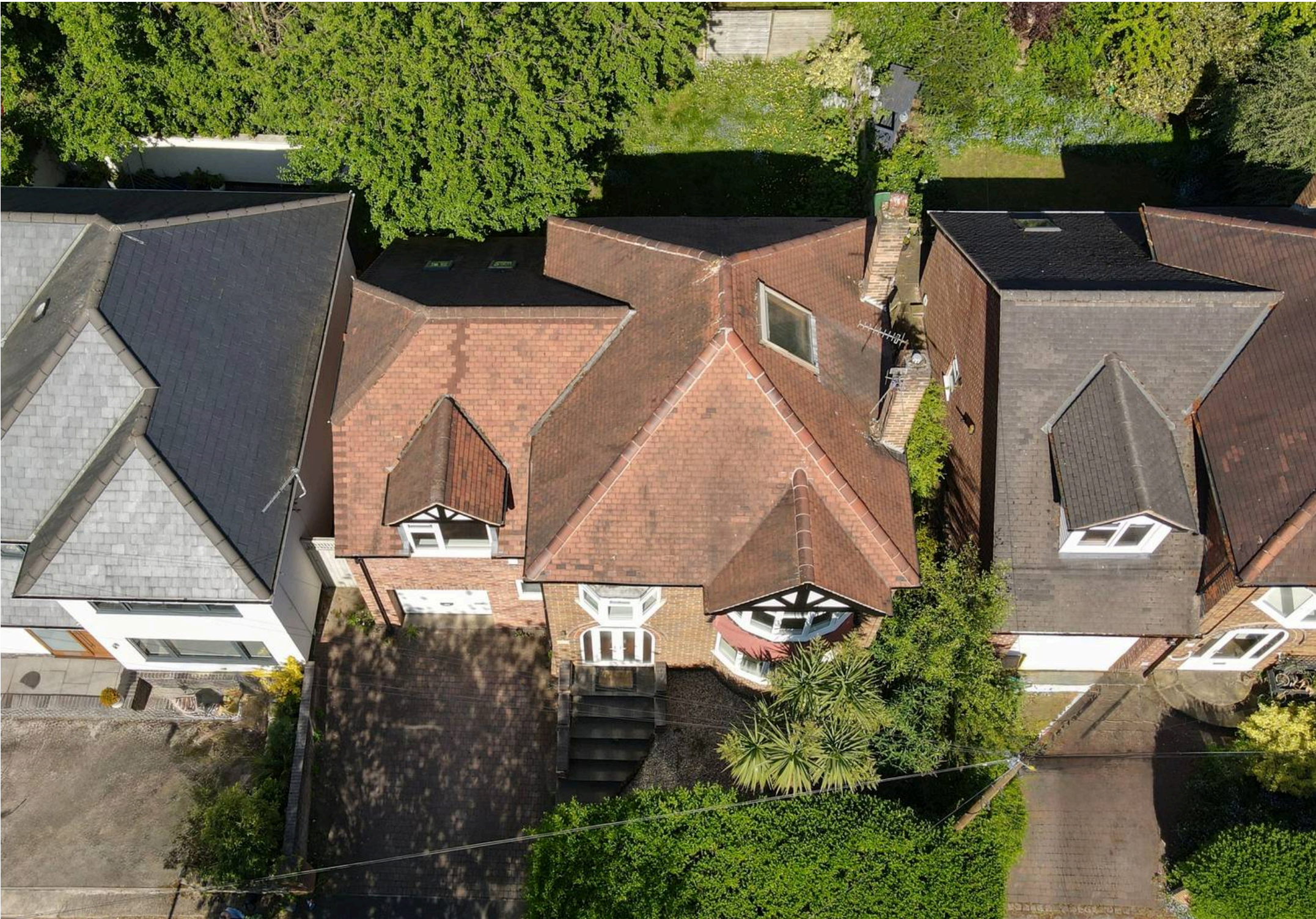
Tenure: Freehold

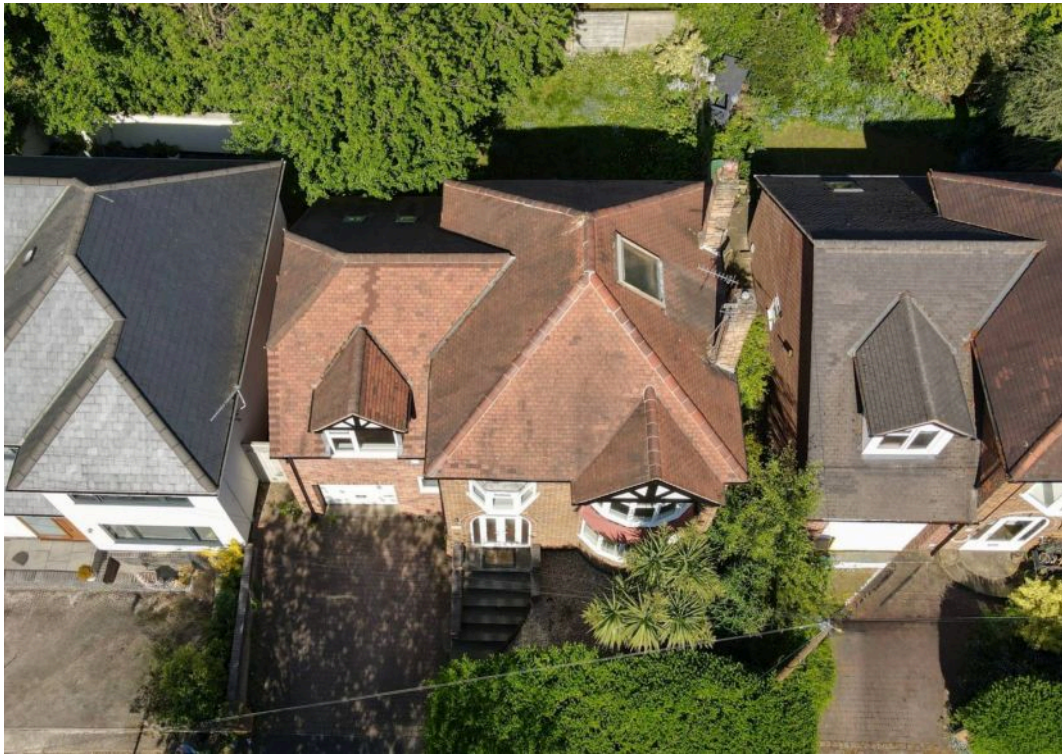
EPC Energy Efficiency Rating: D

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.

GIRAFFE360



Floor 1



David James Estate Agents

David James Estate Agents, 45B Plains Road – NG3 5JU

0115 962 4213 • mapperley@david-james.com • www.david-james.com

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.