



**325 Westdale Lane, Mapperley, Nottingham, NG3 6EW**

Guide Price **£350,000**

**DavidJames**  
the estate agent





## 325 Westdale Lane

Mapperley, Nottingham

Traditional detached family home. Well-maintained, 3 bedrooms, modern wet room, spacious lounge, dining kitchen and lean-to conservatory, generous garden. No chain. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

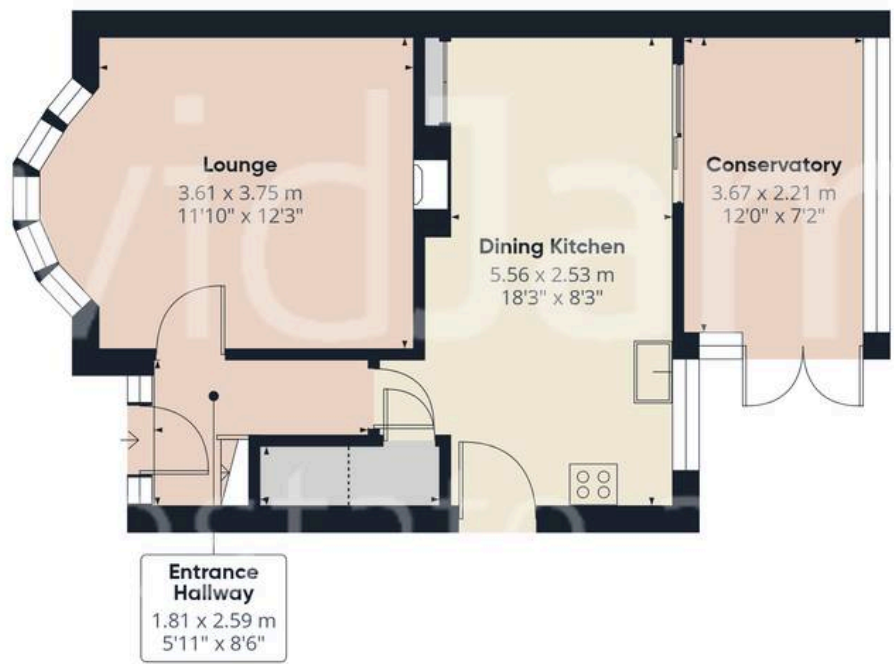
EPC Environmental Impact Rating:

- Traditional style detached family home sold with no upward chain
- Three bedrooms, including two doubles and a flexible third room, ideal as a guest bedroom or home office
- Spacious, neutrally decorated lounge with feature fireplace with gas fire and bay window with leaded floral detailing
- Large dining kitchen with wood-effect units, built-in storage, space for freestanding appliances and a good sized table and chairs
- Patio doors leading from dining area into a bright lean-to conservatory overlooking the garden
- Modern wet room with walk-in shower, adapted for accessibility and easy maintenance
- Rear garden with a generous lawned area and mature planting
- Spacious driveway offering ample off-road parking for multiple vehicles
- Close to a wide range of local amenities, schools and public transport links









Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
79.2 m<sup>2</sup>  
851 ft<sup>2</sup>

**Reduced headroom**  
0.8 m<sup>2</sup>  
8 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





## David James Estate Agents

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