



99 Moore Road, Mapperley – NG3 6EJ

Guide Price **£375,000**

DavidJames
the estate agent



99 Moore Road

Mapperley, Nottingham

Extended detached family home just a short walk from Mapperley's amenities! 2 reception rooms, breakfast kitchen, 3 beds, superb bathroom and a beautiful garden alongside a gated driveway and garage!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Extended detached family home
- Within easy reach of Mapperley's nearby amenities, bus services and popular schools
- Initial entrance hall with original leaded glazing, downstairs WC and porch
- Bright and inviting lounge/dining room with a feature bow window
- Additional versatile sitting room/office with French doors
- Modern breakfast kitchen with integrated cooking appliances
- Three first floor bedrooms
- Superb modern bathroom with a four-piece suite (including a separate shower cubicle)
- Beautiful and established lawned garden with a feature patio seating area
- Gated driveway provides multi-vehicle parking and access to a useful garage









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

104.3 m²

1123 ft²

(1) Excluding balconies and terraces

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

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David James Estate Agents

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

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

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