



**98 Somersby Road, Woodthorpe - NG5 4LT**

Guide Price **£325,000**

**DavidJames**  
the estate agent



## 98 Somersby Road

Woodthorpe, Nottingham

3 bed detached family home in Woodthorpe, close to popular schools & excellent nearby amenities in Mapperley & Arnold! Neutral & modern interiors, fantastic garden as well as a drive with garage!

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

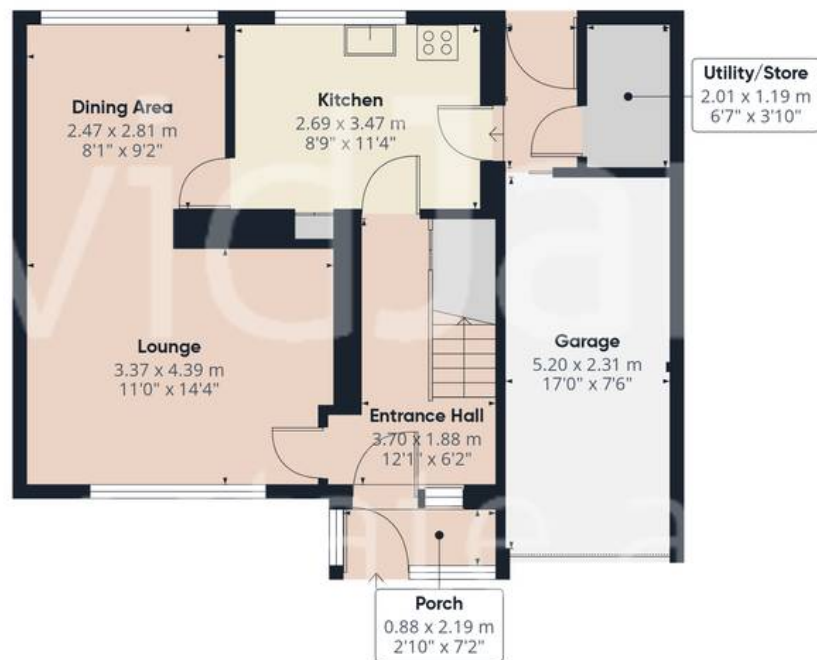
EPC Environmental Impact Rating: E

- Detached family home
- Popular Woodthorpe location within easy reach of popular schools and frequent transport links
- Ideally positioned for access to both Mapperley and Arnold's amenities
- Initial welcoming entrance hall and porch
- Superb open plan lounge/dining room with a feature decorative fireplace
- Fitted kitchen with space for freestanding appliances and a separate utility/store
- Three first floor bedrooms (main bedroom with fitted wardrobes)
- Contemporary family bathroom with a four-piece suite (including both a shower cubicle and freestanding feature bath)
- Generous lawned rear garden with established planting and a variety of seating areas
- Multi-vehicle driveway providing parking and access to the garage









Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

97.3 m<sup>2</sup>

1049 ft<sup>2</sup>

(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](mailto:mapperley@david-james.com) • [www.david-james.com](http://www.david-james.com)

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