



DavidJames
the estate agent

Stanley Road, Mapperley, Nottingham, NG3 6HT

Guide Price £265,000

About This Property

GUIDE PRICE £265,000-£275,000 Welcome to this well-presented semi-detached family home, ideally situated within easy reach of Mapperley's excellent shopping facilities, popular bars and restaurants as well as reputable local schools. Just a short commute from Nottingham City Centre, frequent bus services are also available nearby for added convenience.

As you enter, the initial entrance hall leads into the reception space, which incorporates both a lounge and dining room. The lounge is generously sized and filled with natural light from the walk-in box window, while the gas fire, bookshelves and TV and internet access points provide a practical yet welcoming environment. Open access to the dining room, with views over the rear garden, offers the perfect setting for family meals or entertaining guests.

The modern kitchen boasts a range of base and eye-level units, complemented by timber-finish worktops. There is ample space for a range cooker and additional freestanding appliances, while the kitchen also houses the Glow-worm boiler and benefits from an understairs storage cupboard.

Upstairs, there are three well-proportioned bedrooms, including two generous doubles and a third bedroom currently used as a home office. These are complemented by a family bathroom with a modern white suite and a mains-pressure shower over the bath.

The property occupies a desirable corner plot with a good-sized enclosed rear garden, featuring a patio area, manageable lawn and established planting for added privacy. A side pedestrian gate provides access to Marshall Road, while a gated driveway at the rear offers off-street parking, easily accessible from the end of the garden.

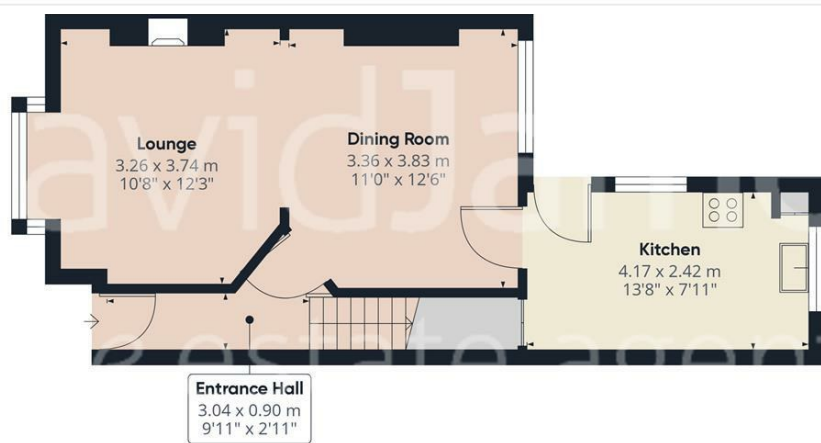
This fantastic family home is perfectly positioned to enjoy all Mapperley has to offer, while also providing practical living space both inside and out!



- Semi-detached family home
- Well-presented throughout
- Within easy reach of Mapperley's excellent amenities
- Lounge with a feature gas fire and walk-in box window
- Adjoining dining room with garden views
- Modern kitchen with a generous range of fitted units
- Three well-proportioned first floor bedrooms
- Modern family bathroom with a three-piece white suite
- Enclosed lawned rear garden with an initial patio area
- Gated driveway accessed from Marshall Road provides off-street parking







Floor 0



Floor 1



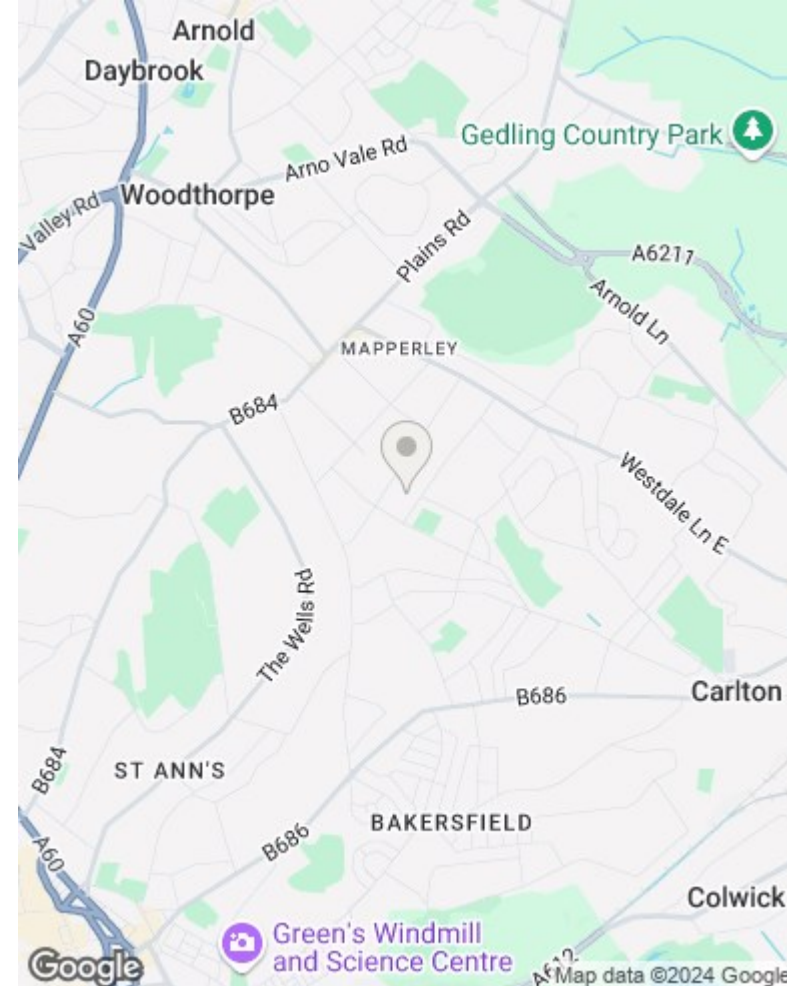
Approximate total area⁽¹⁾
75.59 m²
813.64 ft²

(1) Excluding balconies and terraces

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 are based on RICS IPMS 3C standard.

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Council Tax Band: B
Gedling Borough Council
Freehold

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