



LESLEY
GREAVES
estate & letting agents



£325,000

GUIDE PRICE

CLOVELLY DRIVE
MAPPERLEY

- THREE BEDROOMS
- EN SUITE
- DOWNSTAIRS WC
- GARAGE AND DRIVEWAY
- POPULAR LOCATION
- EPC C





Three Bedroom Semi-Detached Home in a Quiet Cul-de-Sac Location

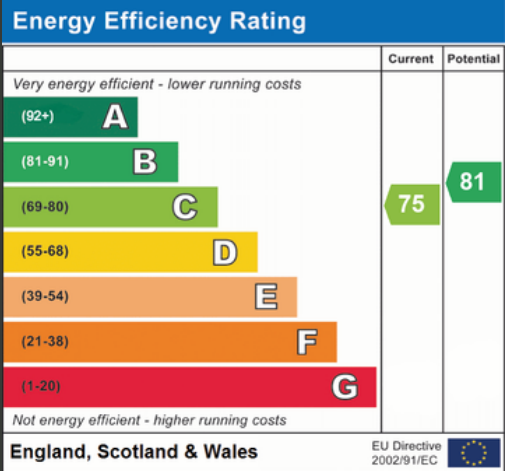
THIS BEAUTIFULLY PRESENTED THREE-BEDROOM SEMI-DETACHED HOUSE OFFERS THE PERFECT BLEND OF STYLE, SPACE AND FUNCTIONALITY, MAKING IT AN IDEAL FIRST-TIME PURCHASE, DOWNSIZE OR INVESTMENT OPPORTUNITY. NESTLED IN A QUIET CUL-DE-SAC IN THE SOUGHT-AFTER AREA OF MAPPERLEY, THE PROPERTY IS JUST MOMENTS FROM A WIDE RANGE OF LOCAL AMENITIES, GEDLING COUNTRY PARK, EXCELLENT SCHOOLS AND SUPERB TRANSPORT LINKS.

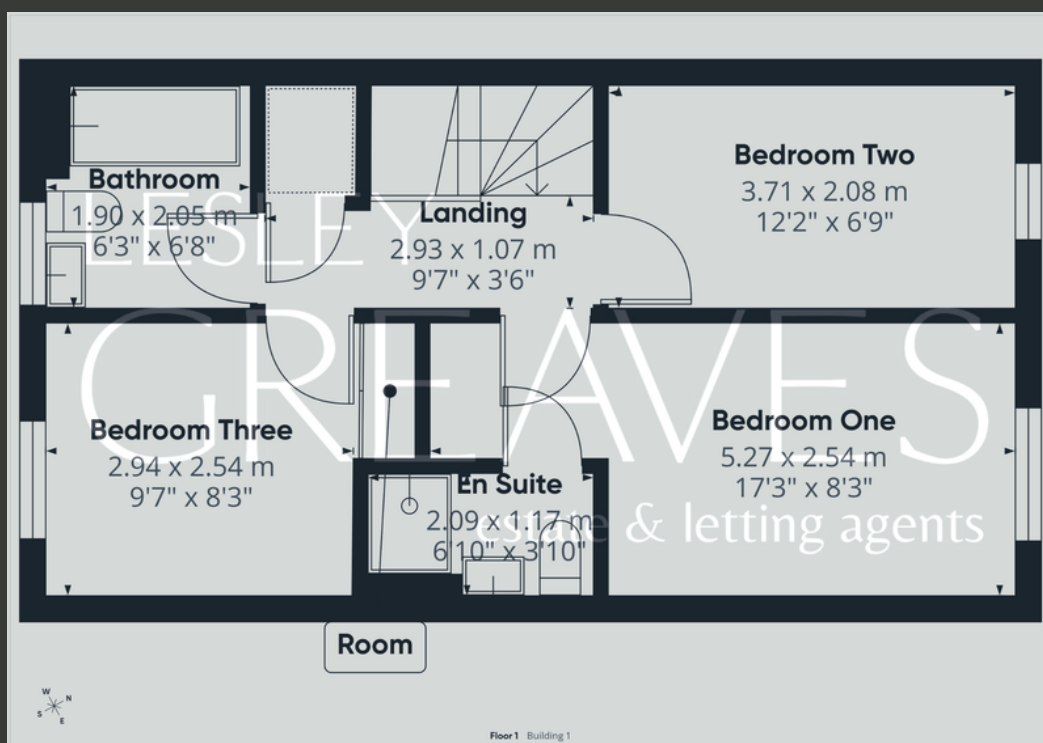
UPON ENTERING, YOU ARE WELCOMED INTO A BRIGHT ENTRANCE HALL WITH STAIRS RISING TO THE FIRST FLOOR AND ACCESS TO A CONVENIENT GROUND FLOOR WC. TO THE REAR OF THE PROPERTY IS A SPACIOUS OPEN-PLAN LIVING AND DINING KITCHEN, CREATING A FANTASTIC SOCIAL HUB FOR MODERN LIVING. THE CONTEMPORARY KITCHEN IS FITTED WITH A RANGE OF HIGH-GLOSS UNITS AND INTEGRATED APPLIANCES, WHILE THE GENEROUS LIVING AND DINING AREA ENJOYS FRENCH DOORS OPENING ONTO THE REAR GARDEN, ALLOWING PLENTY OF NATURAL LIGHT TO FLOOD THE SPACE. THE LIVING AREA ALSO BENEFITS FROM A USEFUL STORAGE CUPBOARD COMPLETE WITH POWER AND PLUMBING, OFFERING EXCELLENT VERSATILITY FOR APPLIANCES OR ADDITIONAL STORAGE.

UPSTAIRS, THE PROPERTY OFFERS THREE WELL-PROPORTIONED BEDROOMS. THE PRINCIPAL BEDROOM BENEFITS FROM ITS OWN EN-SUITE SHOWER ROOM, WHILE A STYLISH FAMILY BATHROOM SERVES THE REMAINING ACCOMMODATION.

OUTSIDE, THE FRONT OF THE PROPERTY BOASTS AMPLE OFF-ROAD PARKING AND LEADS TO A GARAGE, OFFERING EXCELLENT ADDITIONAL STORAGE OR SECURE PARKING. TO THE REAR, THE GARDEN HAS BEEN DESIGNED FOR BOTH RELAXATION AND ENJOYMENT, FEATURING A PATIO SEATING AREA AND A GENEROUS LAWN BORDERED BY MATURE PLANTS AND SHRUBS, CREATING A PRIVATE AND ATTRACTIVE OUTDOOR SPACE.

- FREEHOLD
- COUNCIL TAX; BAND C
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 82 SQ METERS





Agent's Note: These particulars have been prepared in good faith and are provided for guidance purposes only. While every effort has been made to ensure their accuracy, they should not be relied upon as exact. All measurements are approximate, and floor plans are for illustrative purposes only. Prospective buyers or tenants are advised to verify all details independently, conduct their own due diligence, and note that services, systems, and appliances have not been tested.

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