



DavidJames
the estate agent

Clementine Drive, Mapperley, Nottingham, NG3 5UX

£550 Per Month

About This Property

A unique opportunity to rent a room in this substantial detached house, ideally located in a highly sought-after area. Perfect for working professionals, this stylish and spacious house-share offers comfortable and contemporary living with **BILLS INCLUDED**. There are two modern shared bath/shower rooms. The large and welcoming entrance hall includes a convenient cloakroom/WC, leading to a fantastic shared fitted kitchen complete with appliances and a bright, charming hexagonal dining area. A separate laundry room provides additional practicality, while underfloor heating to the ground floor ensures year-round comfort. Externally, there is a rear garden with a patio area, artificial lawn, and raised borders—perfect for relaxing outdoors. With UPVC double glazing, gas central heating, and close proximity to Mapperley's vibrant amenities, cafés, bars, and frequent transport links to Nottingham City Centre, this property offers both quality and convenience in an exceptional location.

TENANCY DETAILS

Available From: NOW

Furnishing: Furnished

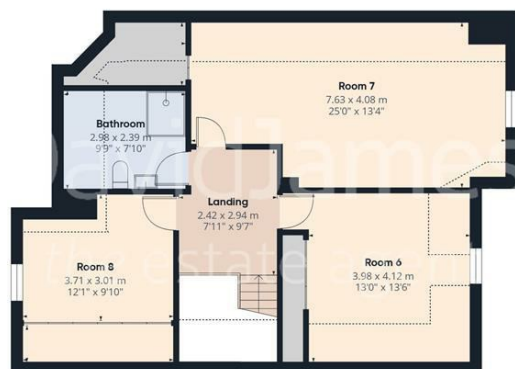
EPC Rating: C

Bills: INCLUDED

- Furnished room available to let in a shared detached house
- **BILLS INCLUDED**
- Two shared bath/shower rooms
- Large entrance hall with cloakroom/WC
- Modern fitted kitchen with appliances
- Unique hexagonal dining area
- Separate laundry room for added convenience
- Underfloor heating to the ground floor and gas central heating throughout
- Rear garden with patio, artificial lawn, and raised borders
- Prime Mapperley location close to local shops, bars, cafés, and transport links to Nottingham City Centre







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Approximate total area⁽¹⁾

249.1 m²
2682 ft²

Reduced headroom

22.5 m²
242 ft²

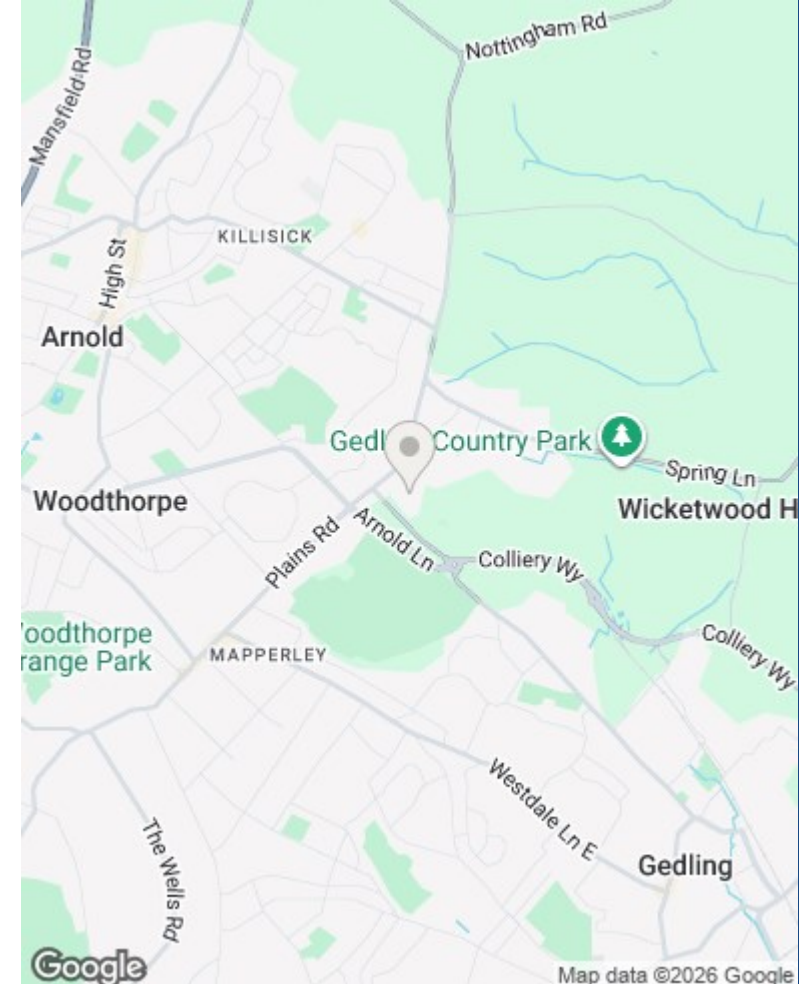
(1) Excluding balconies and terraces

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.

GIRAFFE360



Council Tax Band: Exempt

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David James Estate Agents
45b Plains Road, Mapperley, Nottingham, NG3 5JU
t: 0115 962 4213 e: lettings@david-james.com

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**The Property
Ombudsman**