



26 College Road, Mapperley – NG3 6FD

Guide Price **£425,000**

DavidJames
the estate agent



26 College Road

Mapperley, Nottingham

NO CHAIN! Beautifully-presented 4/5 bed 3-storey home with breathtaking views from Digby Park across to Gedling Country Park! Ideal for families, 4 double beds, 3 reception areas. Must-view!

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

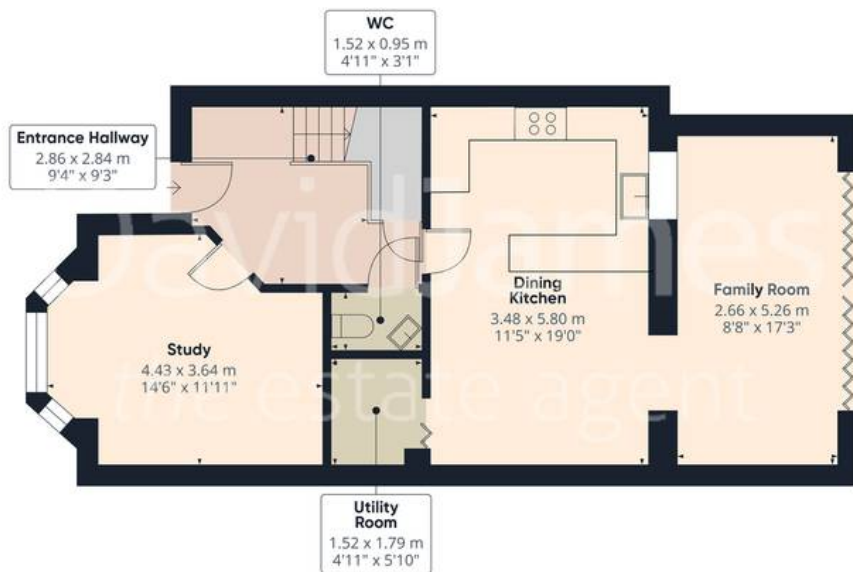
EPC Environmental Impact Rating:

- Modern and beautifully-presented three-storey townhouse
- Cul-de-sac position with stunning rear views towards Mapperley Golf Course and surrounding greenery
- Highly sought after location within easy reach of Mapperley's vibrant amenities and popular schools
- Superb dining kitchen and an adjoining family room with dual skylights and bi-fold doors
- Spacious first floor lounge with Juliet balcony and a further flexible ground floor sitting room
- Convenient utility room, downstairs cloakroom/WC and additional first floor WC
- Four versatile double bedrooms (bedrooms one and two with dressing areas, wardrobes and private en-suites)
- Second floor family bathroom with a three-piece white suite
- Impressive rear garden with synthetic lawn and full-width sun terrace seating area
- Garage and tandem driveway parking





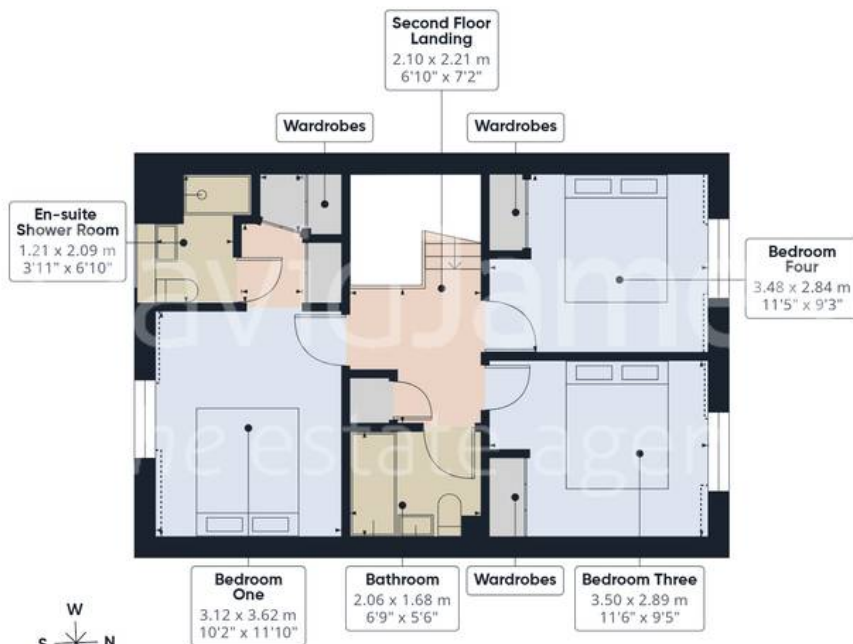




Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Approximate total area⁽¹⁾

152.7 m²

1643 ft²

Reduced headroom

0.4 m²

4 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.

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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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