



**DavidJames**  
the estate agent

**Marshall Hill Drive, Mapperley, Nottingham, NG3 6HW**

**£1,500 Per Calendar Month**

# About This Property

This beautifully presented three-bedroom detached home, located in the highly desirable area of Mapperley, offers well-proportioned and versatile accommodation perfect for modern family living. The property features a separate reception room, ideal as a snug, office or playroom, while the main lounge flows seamlessly into a bright dining area, enhanced by a skylight and bi-folding doors that open onto the rear garden, creating a light-filled living space. The contemporary kitchen is fitted with a range of integrated appliances including a hob, extractor and double oven, and is complemented by a useful utility room and a convenient ground floor WC. Stairs from the lounge lead to a bright and spacious landing, providing access to two generous double bedrooms, a comfortable single bedroom, and a modern bathroom complete with a shower over the bath. Externally, the property benefits from a well-maintained rear garden featuring both lawn and patio areas, along with a driveway to the front offering off-road parking for up to three vehicles.

## TENANCY DETAILS

Available From: TBC

Tenancy Term: Minimum 6 months

Furnishing: Part-furnished

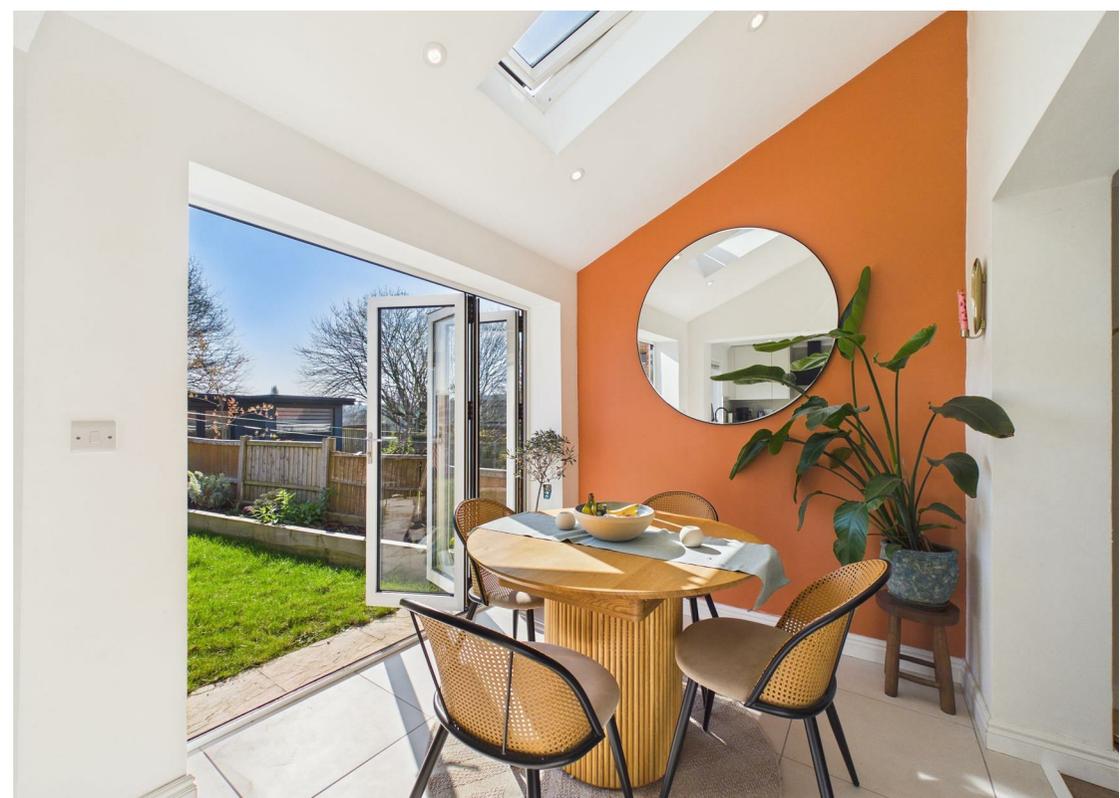
EPC Rating: D

Council Band: C

Pets: Not permitted

- Beautifully presented detached home
- Three bedrooms (two double bedrooms and one single bedroom)
- Separate reception room for flexible use
- Lounge flowing into dining area
- Skylight and bi-folding doors to rear garden
- Modern kitchen with integrated appliances
- Utility room and ground floor WC
- Contemporary bathroom with shower over bath
- Full double glazing & gas central heating
- Driveway providing off-road parking for three cars







Floor 0



Floor 1



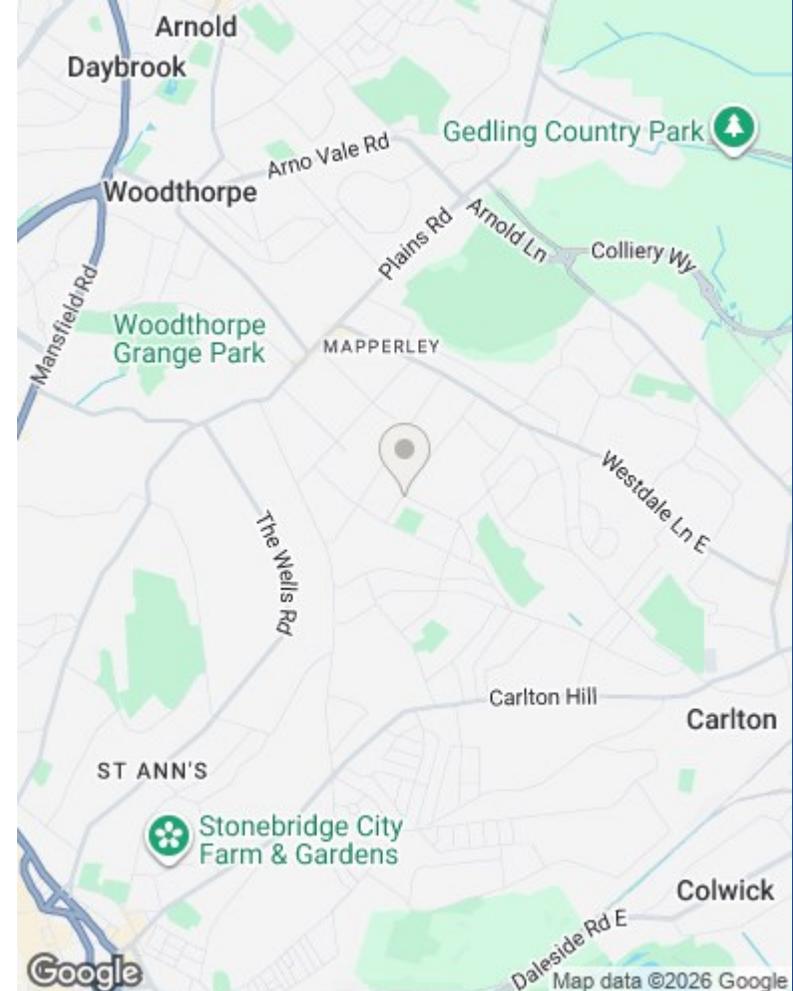
**Approximate total area<sup>(1)</sup>**

97.6 m<sup>2</sup>  
1050 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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**Council Tax Band: C**  
**Gedling Borough Council**

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