

70 Kent Road, Mapperley, NG3 6BG

£320,000

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Marriotts



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Mapperley, NG3 6BG

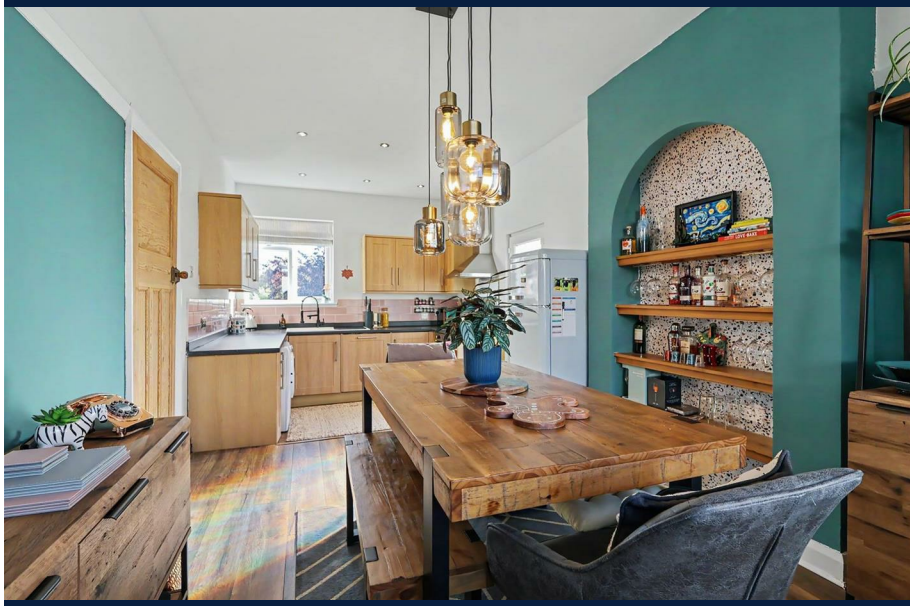
- Three double bedrooms, two being dual-aspect
- Living room with feature log burner
- Lots of character and many features throughout
- Hallway with herringbone Amtico flooring & downstairs toilet
- Impressive refurbished patio and garden
- Resin driveway & re-rendered

Located on leafy Kent Road in Mapperley, this attractive and spacious semi-detached house, built around 1928, offers a delightful blend of character and modern living. With THREE DOUBLE BEDROOMS, the property is just a short stroll from Mapperley's vibrant shopping area, making it an ideal location for those who appreciate convenience and community!





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Overview

Upon entering, you are welcomed by a charming hall that features light wood coloured herringbone Amtico flooring leading to a convenient downstairs toilet, with doors off to both the living room and dining kitchen. The living room is a true highlight, boasting a feature log burner that creates a warm and inviting atmosphere, perfect for cosy evenings with a rear recessed bay, providing an additional seating area. The lovely split-level dining kitchen, with wood style laminate flooring is well-equipped with an integrated oven and hob and dishwasher, making this a great space for both cooking and entertaining.

Upstairs, there are three generously sized double bedrooms, two of which benefit from dual aspect windows, allowing for an abundance of natural light. One of the bedrooms is currently used as a study and has lovely rear views over the garden and beyond. A modern bathroom and a separate toilet add to the practicality of the home, catering to the needs of a family or guests.

Externally, the house has been re-rendered, enhancing its curb appeal, while a recently laid resin driveway provides both

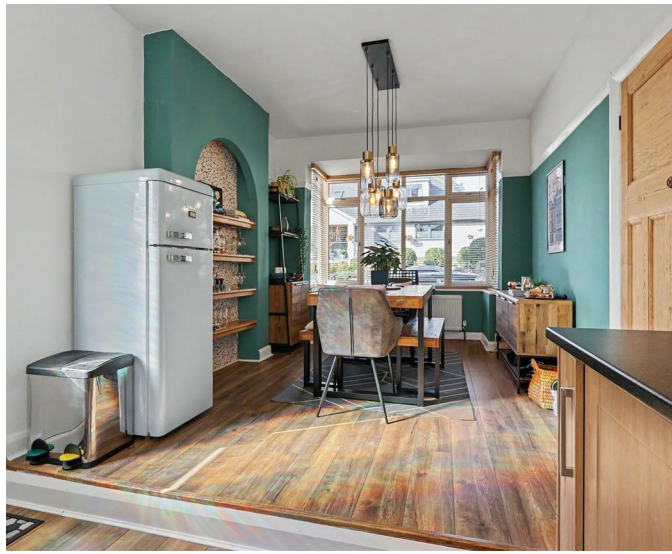
parking for a couple of cars and further enhances the look of the property. The impressive refurbished patio has off-white sandstone paving, raised rendered planters and steps down to a lower level garden and artificial lawn, offering a serene outdoor space, ideal for relaxation or al fresco dining. From the garden, a low-level door leads to handy under-floor storage and access to the underside of the house.

This charming home is perfect for those seeking a blend of original features and contemporary comforts in a sought-after location. Don't miss the opportunity to make this delightful property your own.










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Approx Gross Internal Area
90 sq m / 974 sq ft

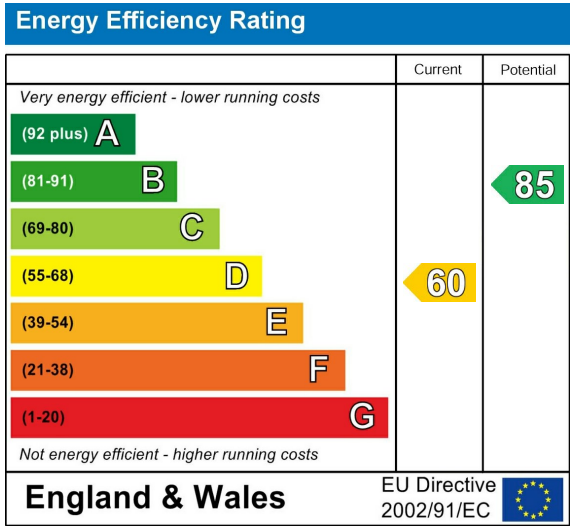


Ground Floor
Approx 46 sq m / 495 sq ft

First Floor
Approx 45 sq m / 479 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





Please contact us on 0115 953 6644 should you wish to arrange to view this property or if you require any further information.

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