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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 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



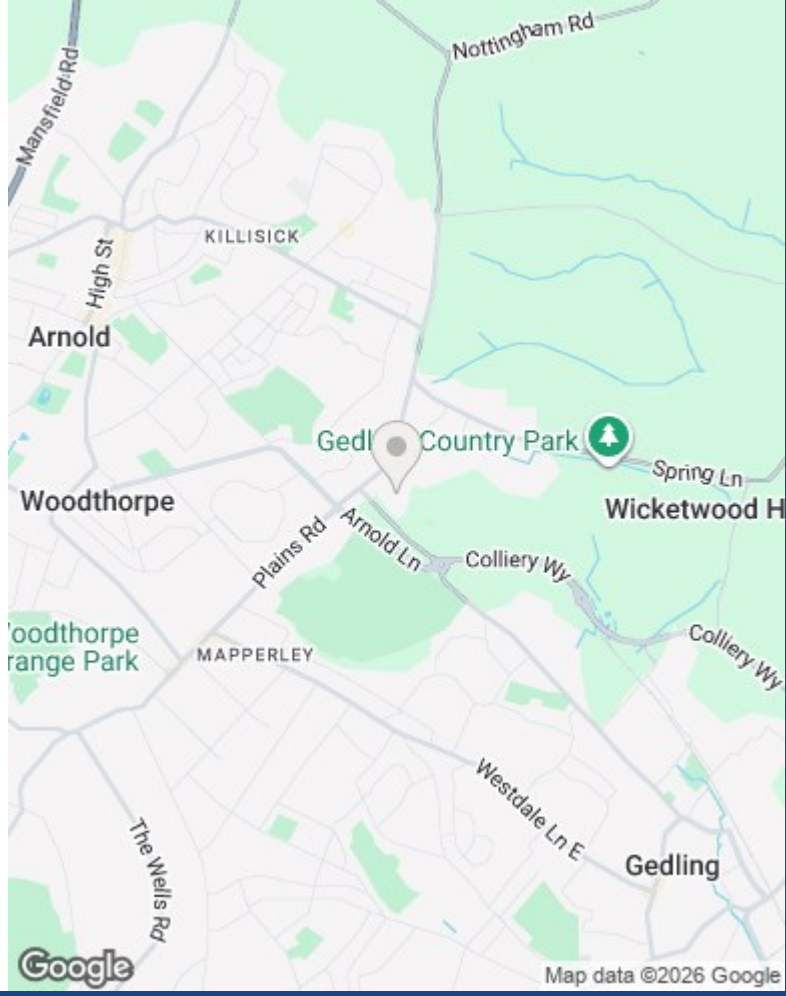











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**Council Tax Band: Exempt**

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