



**325 Westdale Lane, Mapperley, Nottingham, NG3 6EW**

Guide Price **£325,000**





## 325 Westdale Lane

Mapperley, Nottingham

GUIDE PRICE £325,000–£350,000 NO CHAIN!

Detached 3-bed home with lots of potential!  
Sought-after location and boasting a lounge,  
dining kitchen, wet room and SW-facing garden  
plus driveway parking!

Council Tax band: C

Tenure: Freehold

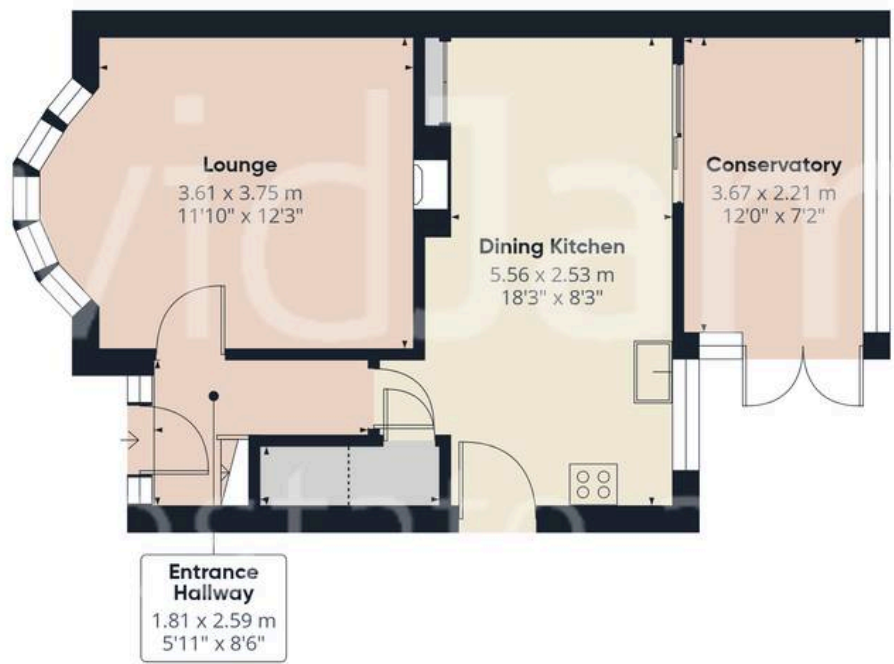
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Traditional-style detached family home
- Offered to the market with no upward chain
- Close to a wide range of local amenities, schools and public transport links
- Spacious and neutrally decorated lounge with a feature fireplace and bay window with leaded floral detailing
- Large dining kitchen with wood-effect units and space for a table and chairs
- Versatile lean-to/conservatory overlooking the garden
- Three bedrooms (including two doubles and a flexible third room)
- Modern accessible wet room with walk-in shower
- SW-facing rear garden with a generous lawned area and mature planting
- Spacious driveway offering ample off-road parking for multiple vehicles







Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
79.2 m<sup>2</sup>  
851 ft<sup>2</sup>

**Reduced headroom**  
0.8 m<sup>2</sup>  
8 ft<sup>2</sup>

(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



## David James Estate Agents

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