



26 College Road, Mapperley – NG3 6FD

Guide Price **£450,000**





26 College Road

Mapperley, Nottingham

Beautifully-presented and impressive 3-storey townhouse with stunning golf course views! Ideal for families seeking versatility and offering 4 double beds and 3 flexible reception areas. A must-view!

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- 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



Floor 0 Building 2

Approximate total area⁽¹⁾

166.4 m²
1790 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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