



138 Marshall Hill Drive, Nottingham - NG3 6HW

Guide Price £350,000 - £375,000

DavidJames
the estate agent



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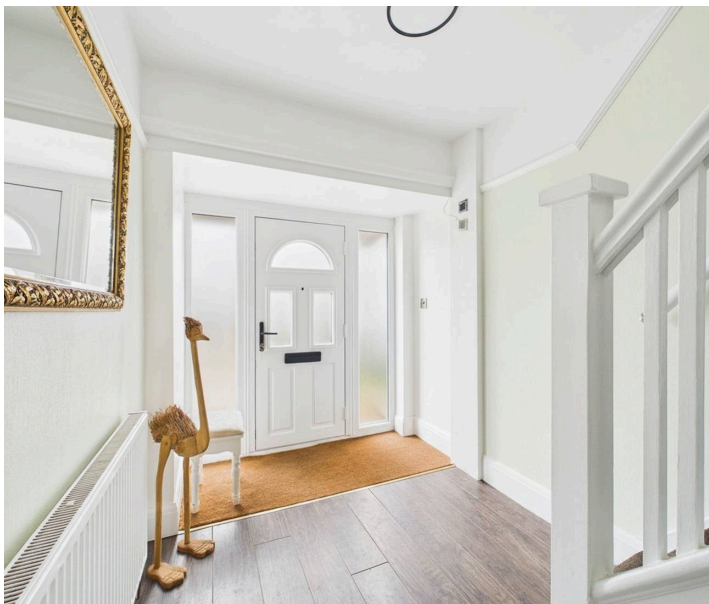
Nottingham, Nottingham

GUIDE PRICE £350,000–£375,000 Extended detached family home in Mapperley with 2 reception spaces including an open-plan living family kitchen, 2 bathrooms, generous garden, garage & driveway parking!

Council Tax band: D

Tenure: Freehold

- Superb extended detached family home
- Ideal for those seeking versatile and well-appointed accommodation
- Situated within easy reach of Mapperley's excellent amenities, schools and transport links
- Two reception rooms (including a lounge and a stunning open-plan family room with bifold doors)
- Contemporary kitchen with high gloss units and integrated appliances
- Useful utility room and an adjoining ground floor WC for added practicality
- Three bedrooms (including a main bedroom with a private en-suite shower room)
- Stylish family bathroom with a four-piece suite (including both a bath and separate shower enclosure)
- Generous mature rear garden with patio seating areas and established planting
- Driveway and garage providing convenient off-street parking and storage









Floor 0



Floor 1



Approximate total area⁽¹⁾

114.2 m²

1231 ft²

Reduced headroom

0.9 m²

9 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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