



DavidJames
the estate agent

Somersby Road, Mapperley, Nottingham, NG3 5QA

£1,350 Per Calendar Month

About This Property

This immaculately presented semi-detached house is nestled in the heart of the sought-after area of Mapperley, offering the perfect blend of modern comfort and convenience. Boasting three bedrooms, this charming property welcomes you with an inviting entrance hall featuring wooden flooring and an adjoining cloakroom/WC. The cosy lounge, also with wooden flooring, is adorned with a feature woodburner, providing a warm and welcoming atmosphere. The dining room, complete with patio doors, seamlessly connects to the rear garden, ideal for entertaining. The superb modern kitchen is equipped with ample storage units, wooden worktops, and various appliances. The luxurious four-piece suite bathroom adds a touch of opulence with a free-standing bathtub and corner shower cubicle. Additional features include UPVC double glazing, gas central heating with a smart thermostat, and a rear garden with decking, lawn, and a shed. The property also offers the convenience of a driveway providing parking for multiple vehicles, making this an ideal family home within walking distance to Mapperley's fantastic amenities.

TENANCY DETAILS

Available From: 9th September 2026

Furnishing: Unfurnished

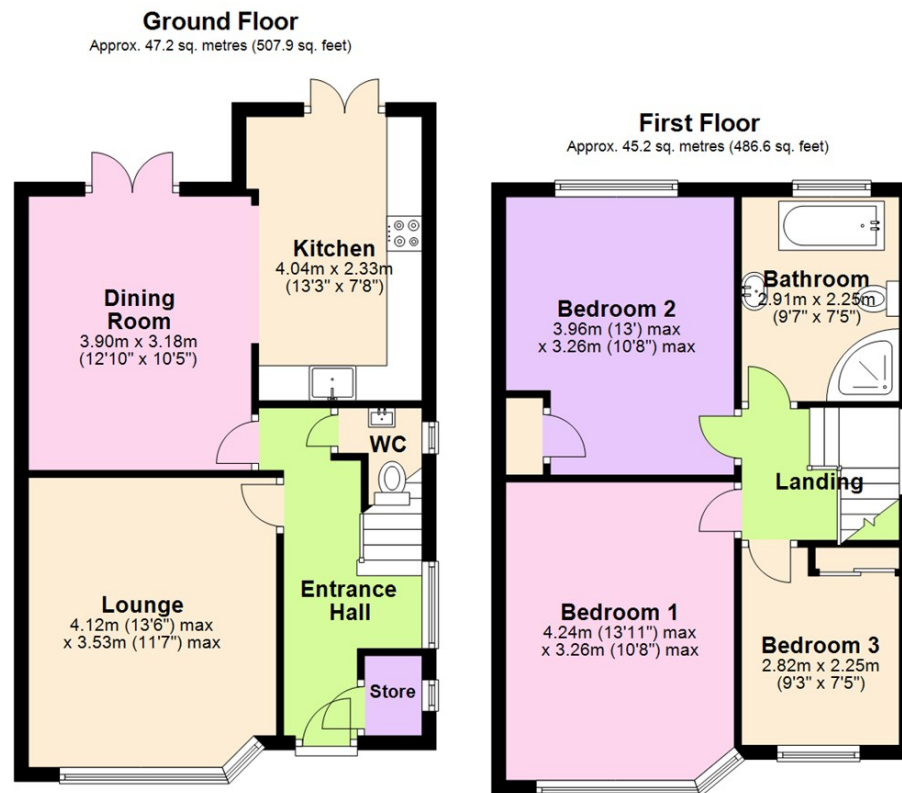
EPC Rating: D

Council Band: C

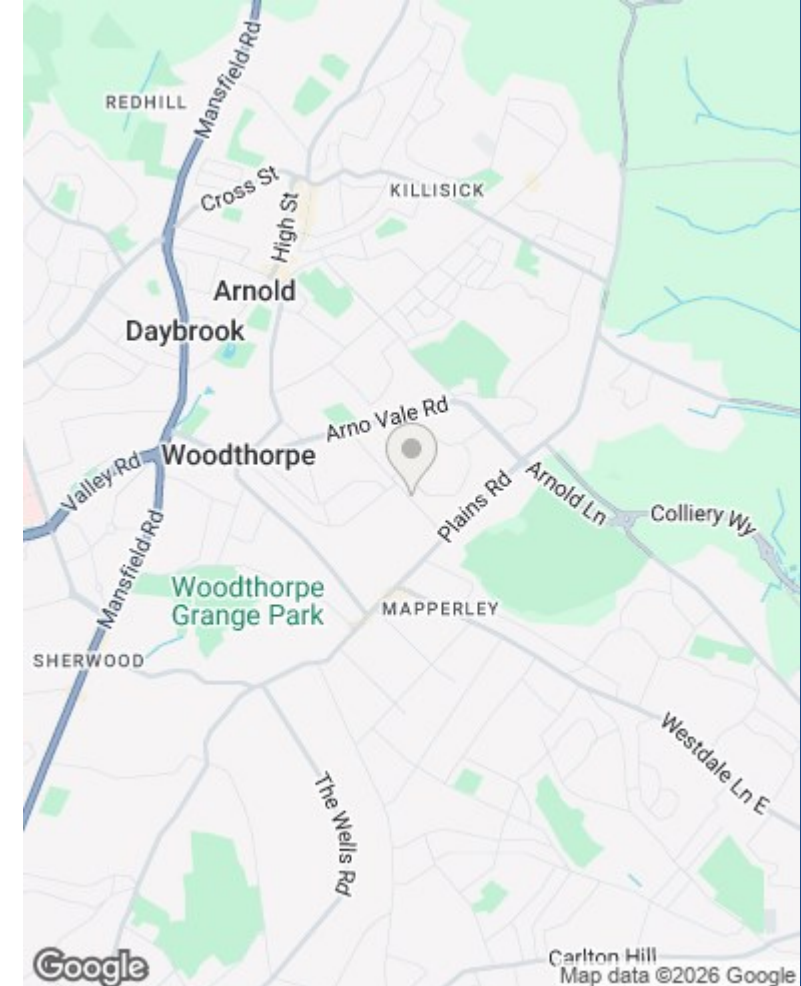
- Semi-detached house within walking distance of Mapperley's fantastic amenities
- Three bedrooms
- Entrance hall with wooden flooring & adjoining cloakroom/WC
- Charming lounge with wooden flooring and feature woodburner
- Dining room with patio doors
- Superb modern kitchen with ample units, wooden worktops and various appliances
- Luxurious four-piece suite bathroom with free-standing bath tub and corner shower cubicle
- UPVC double glazing, gas central heating with smart thermostat
- Rear garden with decking, lawn & shed
- Driveway provides parking for multiple vehicles







Total area: approx. 92.4 sq. metres (994.5 sq. feet)



Council Tax Band: C
Gedling Borough Council

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property. All services, together with electrical fittings or fitted appliances have NOT been tested. All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only. The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing. If you have a property to sell you may wish to take advantage of our free valuation service. David James Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis: W A Barnes Ltd: £60 including VAT. All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average). MoveWithUs Limited: £188 including VAT (average).

DavidJames
the estate agent

David James Estate Agents
45b Plains Road, Mapperley, Nottingham, NG3 5JU
t: 0115 962 4213 e: lettings@david-james.com

naea | propertymark
PROTECTED

**The Property
Ombudsman**