



**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

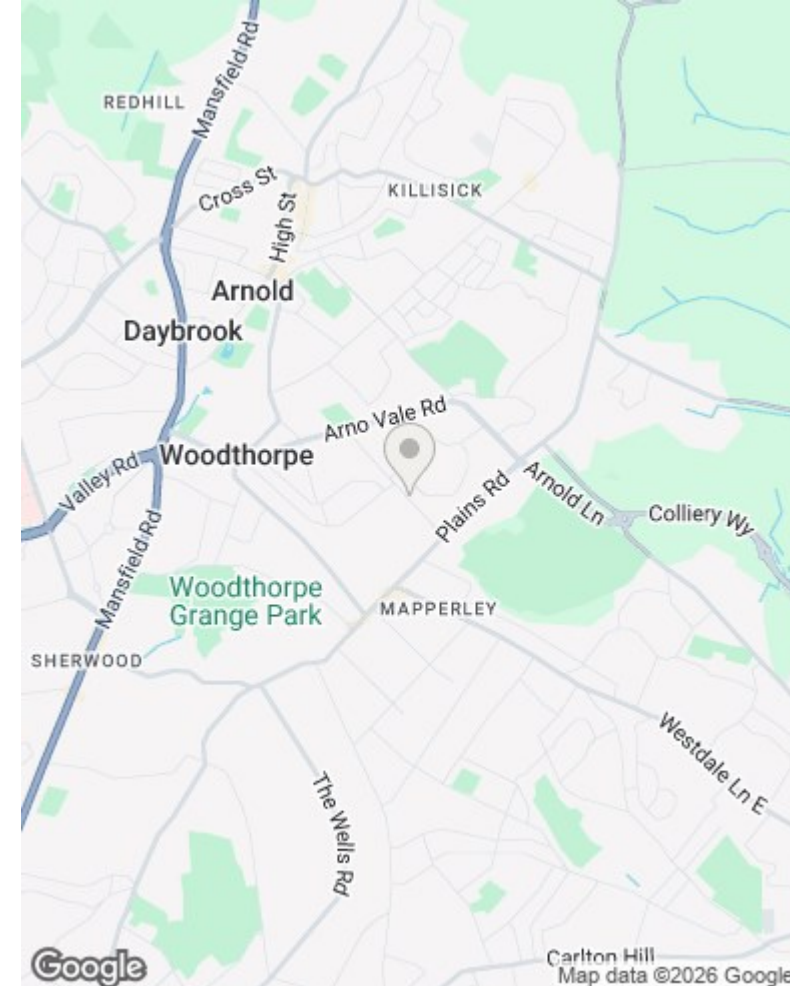
- Semi-detached house within walking distance of Mapperley's fantastic amenities
- Three bedrooms
- Entrance hall with wooden flooring & adjoining cloakroom/Wc
- Charming lounge with wooden flooring and feature woodburner
- Dining room with patio doors
- Superb modern kitchen with ample units, wooden 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)



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**Council Tax Band: C**  
**Gedling Borough Council**

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

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**The Property Ombudsman**