



**DavidJames**  
the estate agent

**Bennett Road, Mapperley, Nottingham, NG3 6BT**

**Guide Price £325,000**

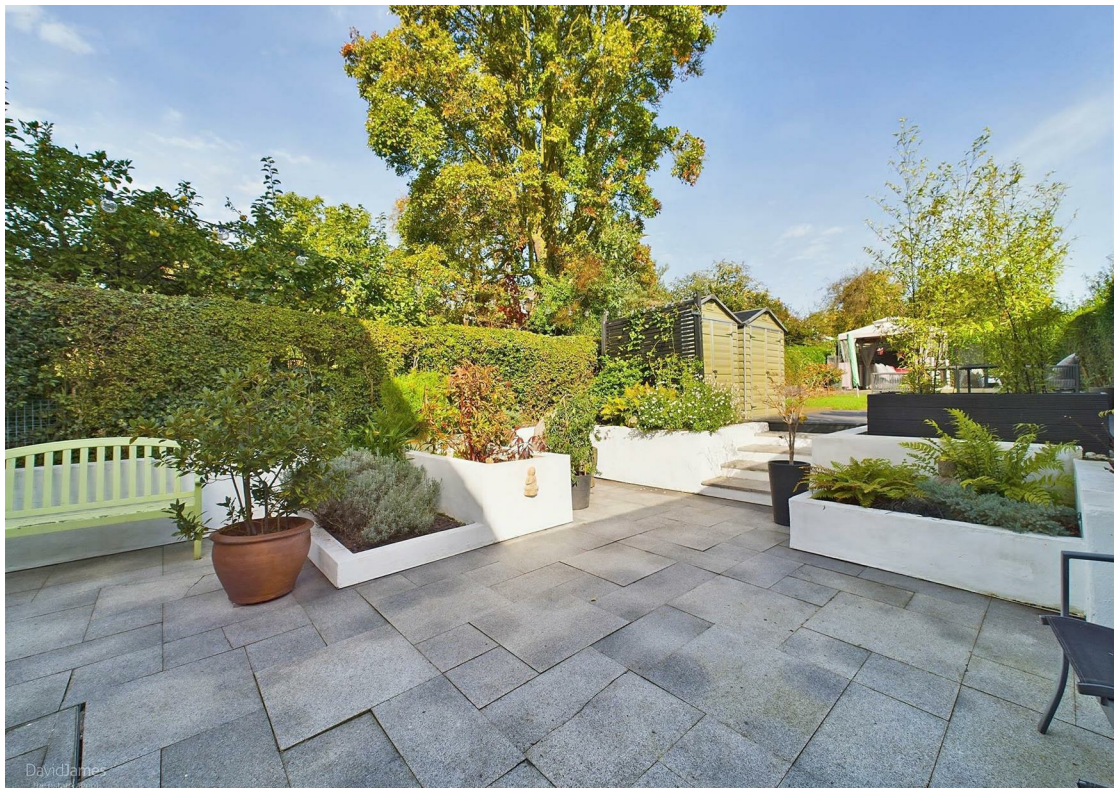
# About This Property

Nestled in the popular location of Bennett Road, this period-style four-bedroom semi-detached house offers an exceptional blend of classic elegance and modern convenience. The property spans three floors, with the highlight being the second-floor bedroom boasting a Juliet balcony and Velux windows that flood the space with natural light. An en-suite shower room with a walk-in shower area and mains pressure shower adds a touch of luxury. The ground floor features a welcoming lounge with a period-style fireplace, a dining room with timber finish vinyl flooring, and a kitchen equipped with a range of modern units and integrated appliances. A stylish modern shower room with a double walk-in shower cubicle and mains pressure shower ensures comfort for the entire family. Additional amenities include combination gas central heating and UPVC double glazing. Outside, the landscaped rear garden with patio, decking, and lawned areas offers multiple seating options, while a block-paved driveway provides off-road parking. This property effortlessly combines period charm with contemporary living, making it an ideal family home.



- Period style four bedroom semi detached house
- Second floor bedroom one with Juliet balcony to the side elevation and Velux windows
- En-suite shower room/Wc with walk in shower area with mains pressure shower
- Lounge with period style fireplace
- Dining room with Timber finish vinyl flooring
- Kitchen with a range of modern units and integrated double oven, hub and extractor
- Stylish modern shower room/Wc with walk in double shower cubicle and mains pressure shower
- Combination gas central heating, UPVC double glazing
- Attractive landscaped rear garden with patio, decked and lawned areas providing various seating areas
- Block paved driveway provides off road parking







**Approximate total area<sup>(1)</sup>**  
 126.52 m<sup>2</sup>  
 1361.87 ft<sup>2</sup>

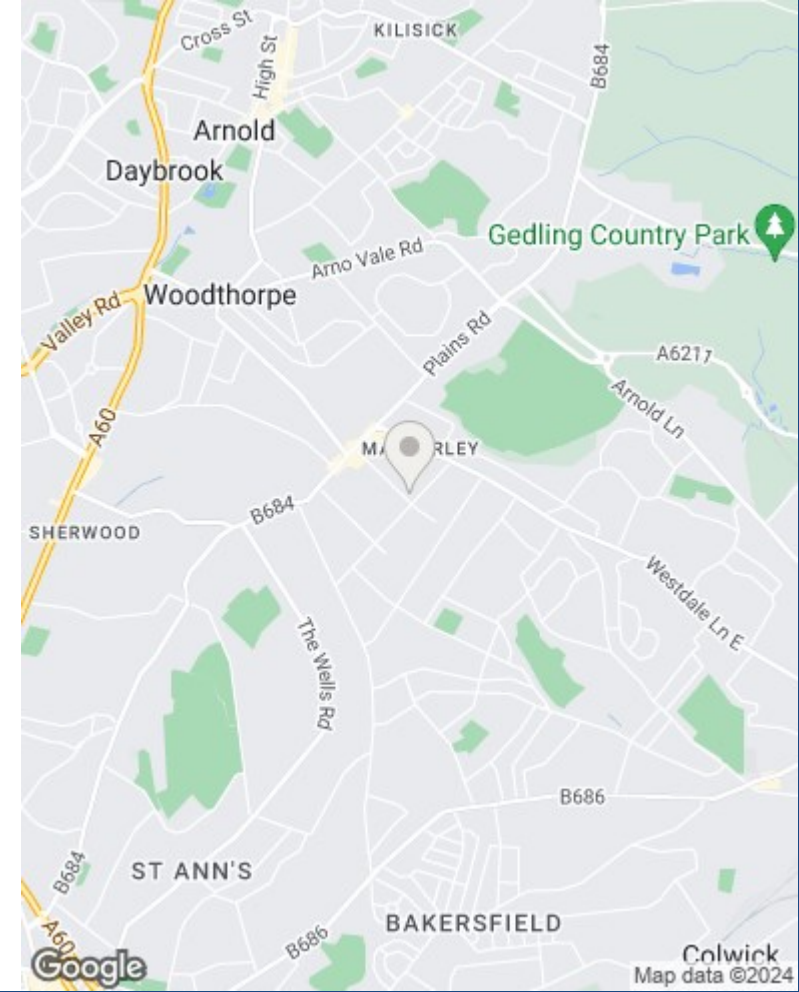
**Reduced headroom**  
 14.72 m<sup>2</sup>  
 158.42 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**Council Tax Band: B**  
**Gedling Borough Council**  
**Freehold**

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