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DavidJames
the estate agent

Gardenia Grove, Mapperley, Nottingham, NG3 6HZ

Guide Price £310,000

About This Property

This detached family home, situated on a corner plot in Mapperley, offers versatile living spaces and a convenient location. With two/three bedrooms, including two on the first floor and a ground floor bedroom three/dining room option, this property is designed to suit a variety of lifestyles. As you enter, the entrance hall welcomes you with its stripped and varnished floorboards, leading into the comfortable lounge complete with a fireplace housing a gas fire and a large window offering views over Porchester Gardens. The dining room/ground floor bedroom three boasts windows on two elevations, creating a bright and airy atmosphere. The dining kitchen features a range of panelled units and tiled effect flooring. A ground floor shower room/Wc with a walk-in shower area, electric shower, tiled floor, and a white suite adds convenience. Upstairs, a landing with built-in wardrobes enhances storage options. Practical amenities include combination gas central heating, UPVC double glazing, an alarm system, CCTV system, and external security lights. The property also offers a block-paved driveway and a garage beneath, providing off-road parking. The gardens encompass the front, side, and rear, with paved and gravelled patio areas and a lawned section in the rear garden, making it ideal for outdoor enjoyment.



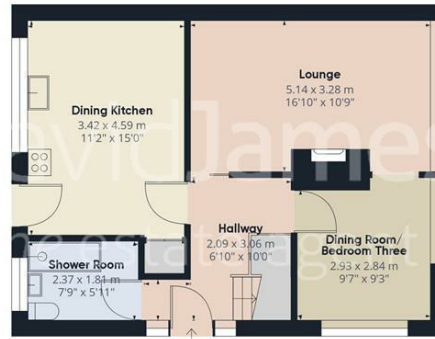
- Detached family home set on a corner plot
- Two/three bedrooms, two first floor bedrooms and ground floor bedroom three/dining room
- Entrance hall with stripped and varnished floorboards, landing with built in wardrobes
- Lounge with fireplace with gas fire and large window to the front elevation with views over Porchester Gardens
- Dining room/ground floor bedroom three with windows to two elevations
- Dining kitchen with a range of panelled units and tiled effect flooring
- Ground floor shower room/Wc with walk in shower area and electric shower, tiled floor and white suite
- Combination gas central heating, UPVC double glazing, alarm system, CCTV system and external security lights
- Block paved driveway and garage situated beneath the property provide off road parking
- Gardens with the front, side and rear with paved and gravelled patio and lawned area to the rear garden



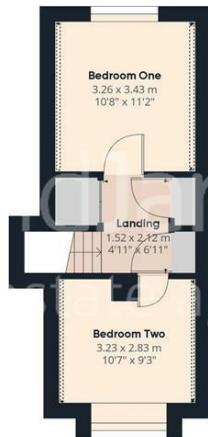




Floor 0



Floor 1



Floor 2



Approximate total area[†]
99.08 m²
1066.51 ft²

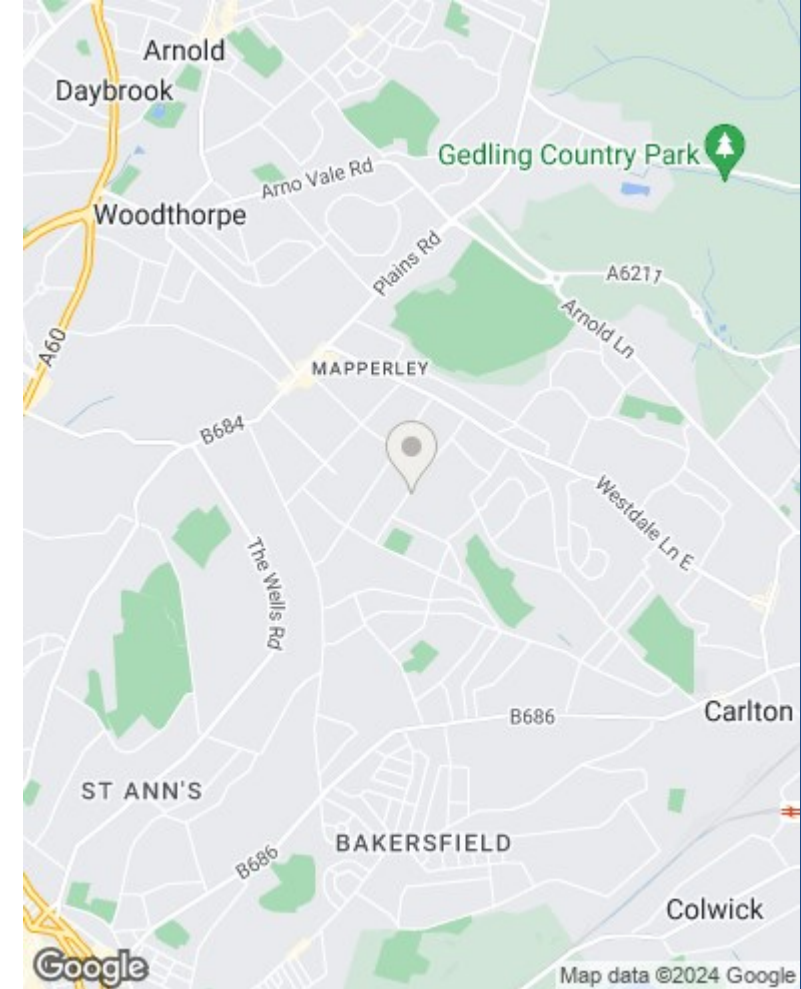
Reduced headroom
1.33 m²
14.27 ft²

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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The Property Ombudsman

Council Tax Band: C
Gedling Borough Council
Freehold