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**DavidJames**  
the estate agent

**Shortcross Avenue, Mapperley/Woodthorpe, Nottingham, NG3 5JX**

**Guide Price £400,000**



# About This Property

Welcome to this substantial three-storey split-level detached family home located on the desirable Mapperley/Woodthorpe border. This spacious property offers a versatile layout and up to five double bedrooms, perfect for a large family or those needing independent living quarters for a relative.

Upon entering, you are welcomed by an entrance hall with a tiled floor and a convenient ground floor WC. The lounge features double doors that open into an adjoining dining room, creating a seamless space for entertaining and family gatherings.

The main kitchen on the ground floor is stylishly designed with white handleless base and eye-level units, complemented by a range cooker. For added convenience, there is a second kitchen on the lower ground floor, equipped with Oak finish units and integrated oven and hob.

The home boasts five double bedrooms spread over the first and lower ground floors. This includes bedroom five to the lower ground floor that could serve as a third reception room, featuring French doors that open to the rear garden. The first-floor master bedroom offers an en-suite shower room, while the lower ground floor bedroom four has an en-suite bathroom and direct access to the garden through French doors.

Additional features include gas central heating and UPVC double glazing, ensuring comfort throughout the year. The property also benefits from a block paved driveway with parking for two vehicles and a garage. The lawned rear garden with a patio area provides an outdoor space for relaxation and entertainment.

Previously divided into a three-bedroom residence and a lower ground floor one-bedroom flat, this home is ideal for a large family or for accommodating an independent relative in need of their own living space.

Situated in a sought-after location, this versatile family home offers ample space, modern amenities, and the flexibility to suit various lifestyle needs. Schedule a viewing today to explore all that this property has to offer.



- Substantial three storey split level detached family home
- Five double bedrooms set over the first and lower ground floor, lower ground bedroom five could also provide a third reception room with French doors to the rear garden
- Entrance hall with tiled floor, ground floor Wc
- Lounge with double doors to an adjoining dining room
- Kitchen with a range of white handleless base and eye level units with range cooker
- Lower ground floor kitchen with Oak finish units and integrated oven and hob, lower ground floor Wc
- First floor bedroom one with en-suite shower room/Wc, lower ground floor bedroom four with en suite bathroom/Wc and French doors to the rear garden
- Gas central heating, UPVC double glazing
- Block paved driveway provides parking for two vehicles, garage, lawned rear garden with patio area
- Previously separated into a three bedroom residence and a lower ground floor one bedroom flat and would be perfect for a large family with an independent relative who requires their own living quarters









Approximate total area<sup>(1)</sup>  
 217.13 m<sup>2</sup>  
 2337.13 ft<sup>2</sup>

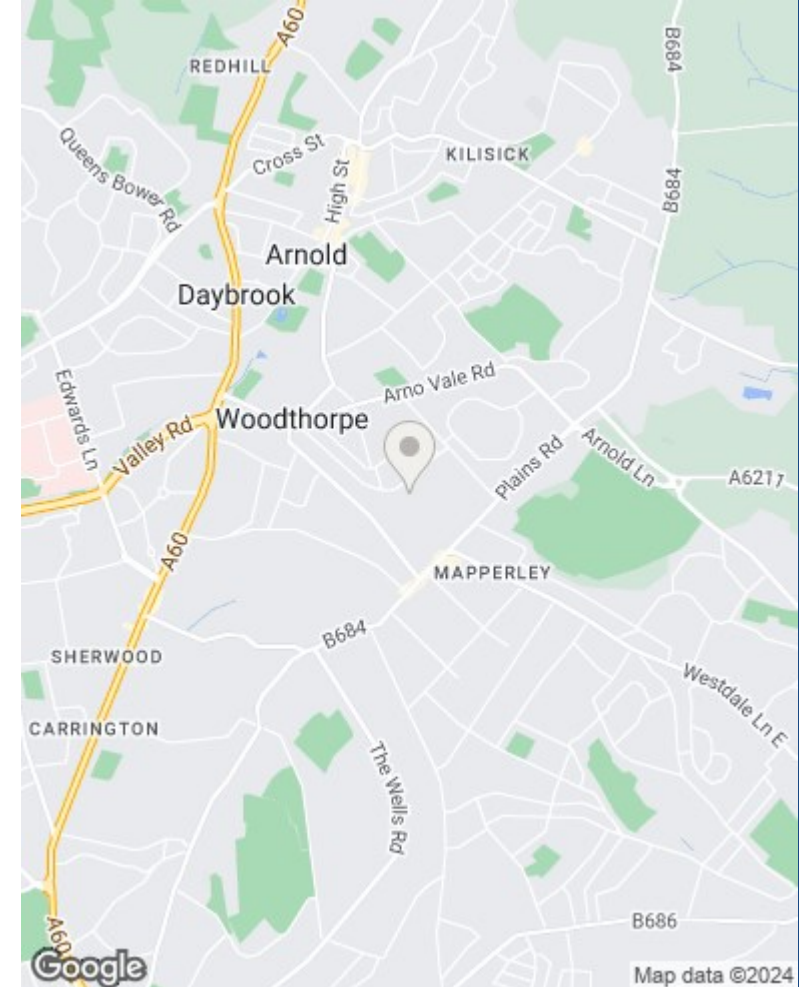
Reduced headroom  
 2.89 m<sup>2</sup>  
 31.07 ft<sup>2</sup>

(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: E**  
**Gedling Borough Council**  
**Freehold**

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