



 4

 3

 2

 B

**DavidJames**  
the estate agent

**Muston Close, Mapperley, Nottingham, NG3 3ES**

**Guide Price £230,000**

# About This Property

**GUIDE PRICE £230,000 - £250,000** Welcome to this three-storey semi-detached house situated in a peaceful cul-de-sac, offering a highly convenient location within easy reach of Mapperley's local amenities and frequent bus services to Nottingham City Centre.

Upon entering, you're greeted by an entrance hall that leads to a multi-functional cloakroom/WC, doubling as a utility room with provisions for a washing machine. The ground floor hosts a versatile reception room, perfect for use as a home office or extra sitting room.

The first floor unveils a comfortable lounge adorned with a feature gas fire whilst across the landing lies a separate dining room, equipped with French doors, facilitating a natural flow into the outdoor space. The kitchen, practical and well-appointed, features an integrated electric oven, gas hob and extractor, along with space and plumbing ready for a freestanding dishwasher.

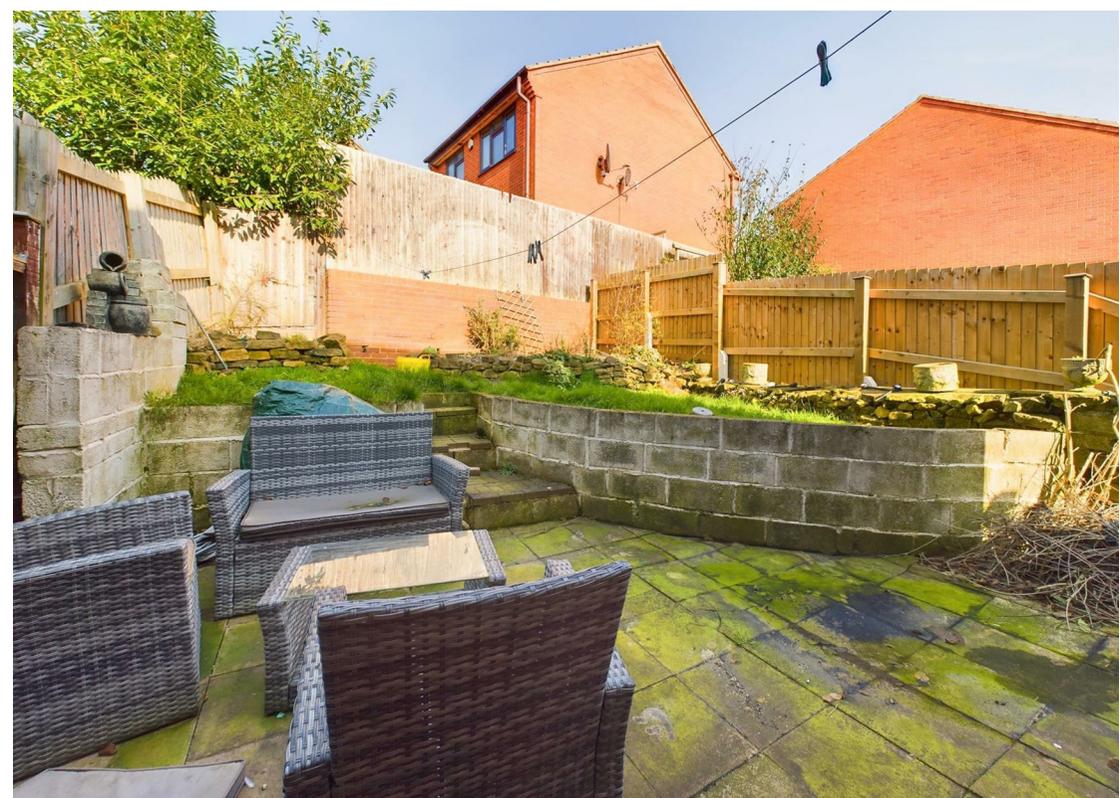
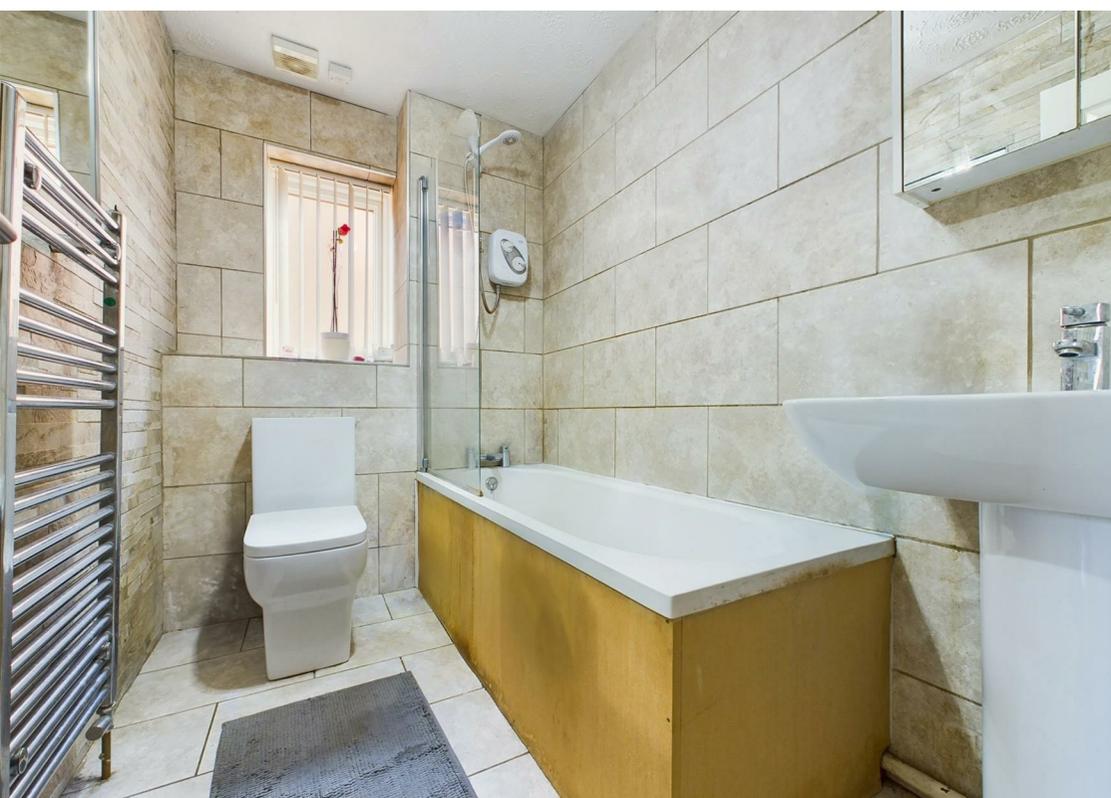
Ascend to the second floor and you will find four bedrooms, with the front rooms offering splendid views over the local area. The family bathroom, fitted with a three-piece white suite, includes an electric shower and towel radiator.

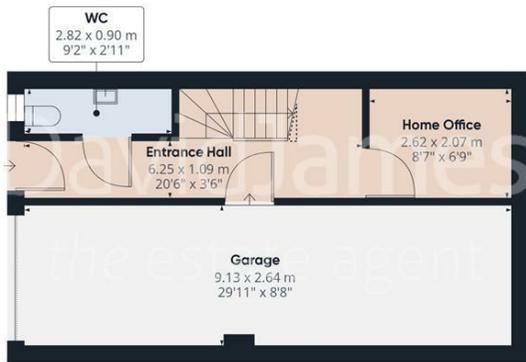
Additional benefits include double glazing, gas central heating and PV solar panels.

Outside, the low-maintenance rear garden has a patio area whilst the front boasts a driveway and garage which offer ample parking options, with the added convenience of internal access to the garage via the entrance hall.

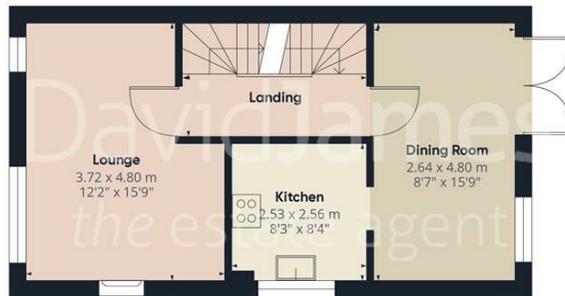


- Three-storey semi-detached family home
- Within easy reach of Mapperley's amenities and Nottingham City Centre
- Cul-de-sac location
- Entrance hall with access to utility/WC and home office
- Spacious lounge and separate dining room
- Kitchen with integrated oven, hob and extractor
- Four bedrooms
- Bathroom with three-piece suite, electric shower and towel radiator
- Low-maintenance rear garden
- Driveway and garage providing off-street parking





Floor 0



Floor 1



Floor 2



**Approximate total area\***  
123.53 m<sup>2</sup>  
1329.64 ft<sup>2</sup>

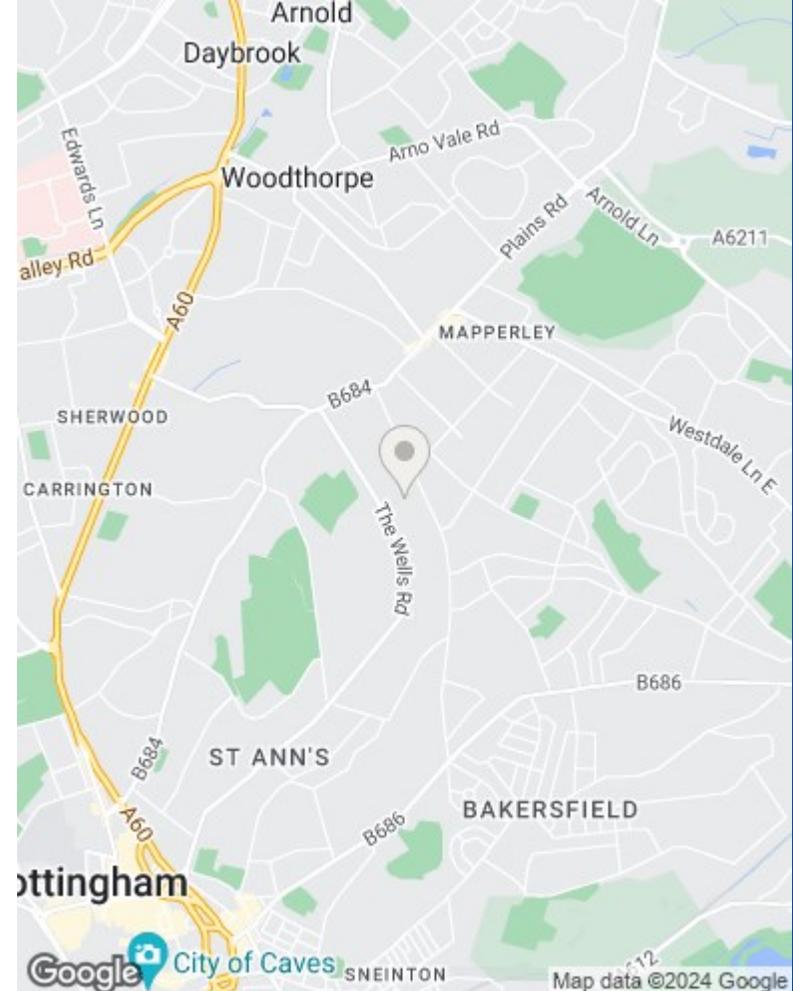
**Reduced headroom**  
1.13 m<sup>2</sup>  
12.16 ft<sup>2</sup>

(†) 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.

GIRAFFE360



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).

**Council Tax Band:**

**Freehold**

**DavidJames**  
the estate agent

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

naea | propertymark  
**PROTECTED**

