



DavidJames
the estate agent

Kirk Road, Mapperley, Nottingham, NG3 6GX

Guide Price £450,000

About This Property

This superb extended detached family home, set back from the road along a long private driveway, offers a tranquil retreat in the heart of Mapperley whilst sitting within easy reach of the nearby shops, bars and eateries as well as both sought-after schools and frequent bus services which regularly serve Nottingham City Centre. Truly a must-view!

Upon entering, you are welcomed by an inviting hallway with double doors. From here, the bright and spacious lounge, featuring a charming fireplace, flows into the versatile conservatory. French doors open to the beautiful garden and patio area, seamlessly integrating indoor/outdoor living.

The open-plan dining kitchen/living area is a highlight, incorporating a kitchen space with a generous range of units with integrated appliances including an oven, hob and extractor. There is also ample space for a freestanding dishwasher and fridge/freezer. The adjoining living space creates a superb area for social gatherings. Additional practicality is provided by the separate utility room, which accommodates laundry appliances and access through to a convenient downstairs WC.

Upstairs, the property boasts four double bedrooms, with the front bedrooms offering lovely views over the garden and beyond. The modern shower room features a three-piece white suite, including an electric shower unit and a towel radiator whilst the generous main family bathroom has a corner bath, an electric shower and a washbasin vanity unit.

The garden, a true highlight of this property, serves as a private oasis for relaxation and entertainment. It is established and well-stocked, featuring a good-sized lawn, a storage shed and a large patio area that offers excellent views and ample space for garden furniture.

Parking is provided by a long driveway that sets the house back from the road and accommodates multiple vehicles, leading to a twin-door double garage equipped with power, lighting and access to an additional storage area underneath the house.



- Extended detached family home
- Set back from the road along a long private driveway
- Within easy reach of Mapperley's excellent amenities
- Bright and spacious lounge with an adjoining versatile conservatory
- Superb open plan dining/kitchen and living space
- Separate utility room with a downstairs WC
- Four first floor double bedrooms
- Modern shower room and a generous main family bathroom
- Stunning established garden which provides a private oasis for relaxing and entertaining
- Driveway accommodates multiple vehicles and leads to a twin-door double garage







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

178.77 m²
1924.29 ft²

Reduced headroom

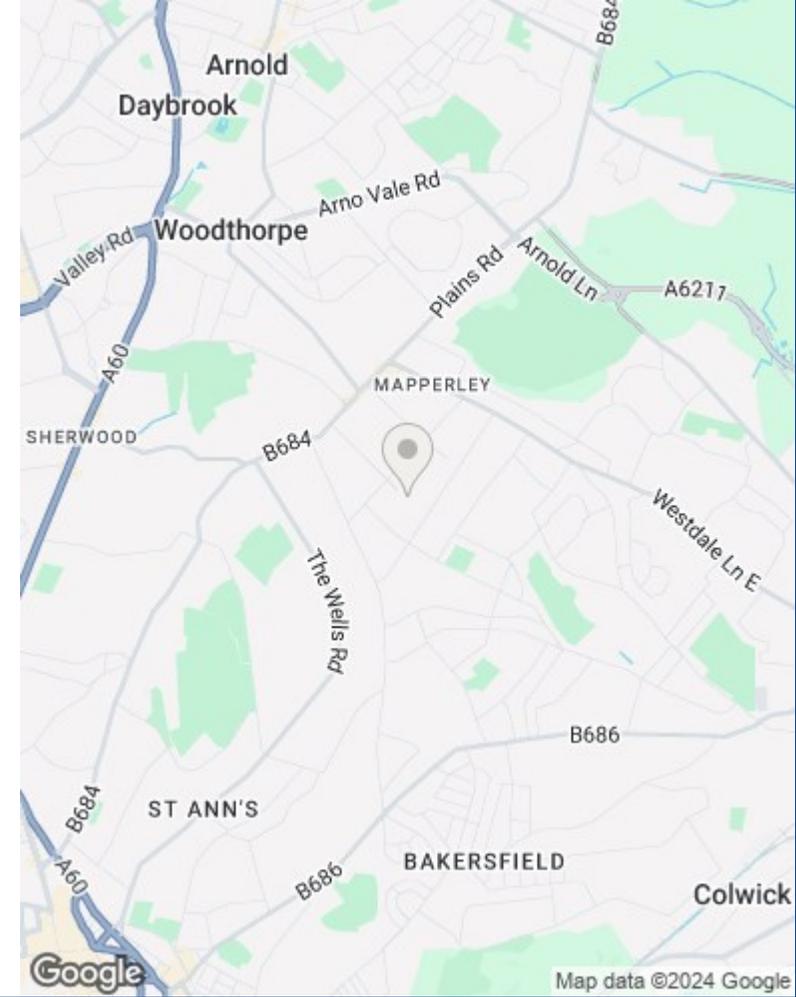
0.46 m²
4.96 ft²

(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: D
Gedling Borough Council
Freehold

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