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**DavidJames**  
the estate agent

**Kenrick Road, Mapperley, Nottingham, NG3 6EY**

**Guide Price £325,000**

# About This Property

Guide Price £325,000 - £350,000. Immerse yourself in the charm of this extended 1920s detached residence, ideally positioned in Mapperley. This home boasts three generously sized double bedrooms and a welcoming entrance porch with a character-rich tiled floor, leading to a spacious hall that sets the tone for the rest of the property. The lounge, complete with a cozy fireplace and electric fire has double doors that reveal an adjacent sitting room bathed in light from windows on two sides. Entertain in style in the dining room graced by a bay window overlooking the front of the house, or alternatively there is the dining kitchen equipped with a suite of units, integrated double oven, and hob. The substantial utility room and adjoining ground floor shower room with an electric shower add layers of practicality. Upstairs there is also bathroom and separate WC. The property has combination gas central heating, majority UPVC double glazing, and an alarm system. Externally, a gated driveway provides off-road parking alongside a garage, while the enclosed rear garden invites outdoor living with its patio and twin lawned areas. Available with no upward chain and situated on a level plot within a leisurely stroll of local schools, bus routes, and the amenities of Mapperley Top, this home is a canvas ready for your personal touch.



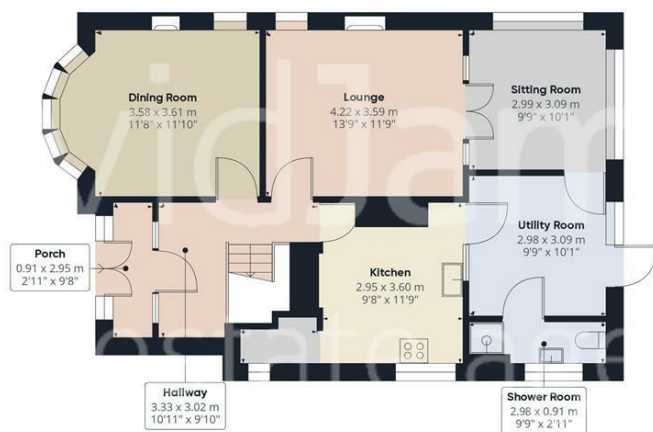
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- Extended 1920s built detached house
- Three double bedrooms
- Entrance porch with tiled floor and spacious entrance hall
- Lounge with fireplace and electric fire with double doors leading to an adjoining sitting room with windows to two elevations, dining room with bay window to the front elevation
- Dining kitchen with a range of units, integrated double oven and hob
- Spacious utility room with adjoining ground floor shower room/Wc with electric shower
- First floor bathroom, separate Wc
- Combination gas central heating, double glazing (majority UPVC), alarm system
- Gated driveway provides off road parking, garage, enclosed rear garden with patio and two lawned areas
- Sold with no upward chain, situated on a flat plot in walking distance of local schools and bus routes and a 5-10 minute walk from the amenities of Mapperley Top



DavidJames





Floor 0 Building 1



Floor 1 Building 1

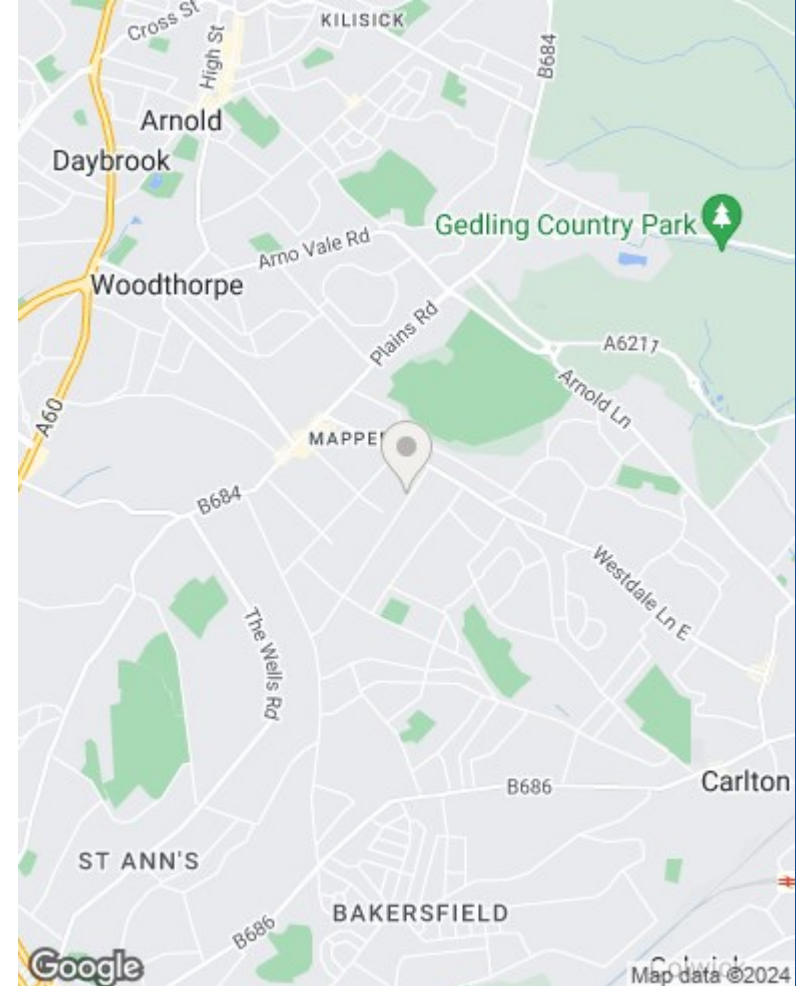
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Approximate total area<sup>(1)</sup>  
128.34 m<sup>2</sup>  
1381.39 ft<sup>2</sup>

(1) Excluding balconies and terraces

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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