



**51 Clumber Avenue, Mapperley - NG3 5JY**

Guide Price **£550,000 - £600,000**

**DavidJames**  
the estate agent



## 51 Clumber Avenue

Mapperley, Nottingham

GUIDE PRICE £550,000 - £600,000. Situated on a private road close to Mapperley's amenities, this impressive 4-bed detached home has been thoughtfully renovated and is available to purchase with no chain!

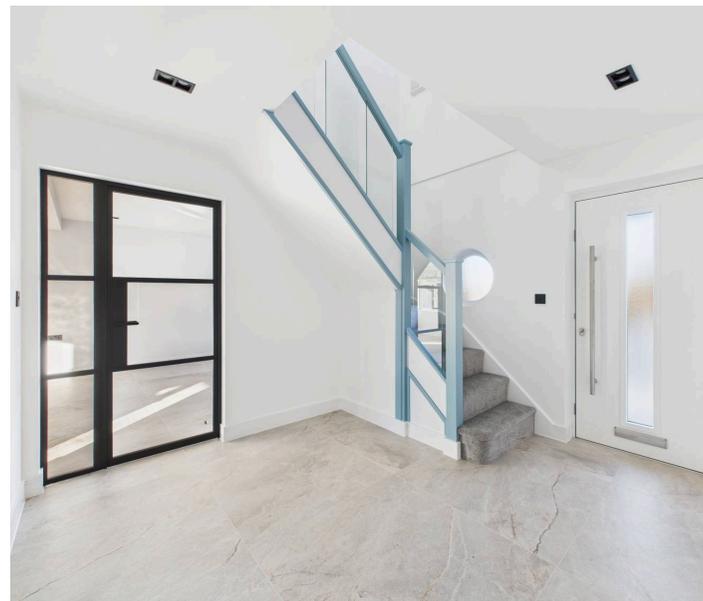
Council Tax band: D

Tenure: Freehold

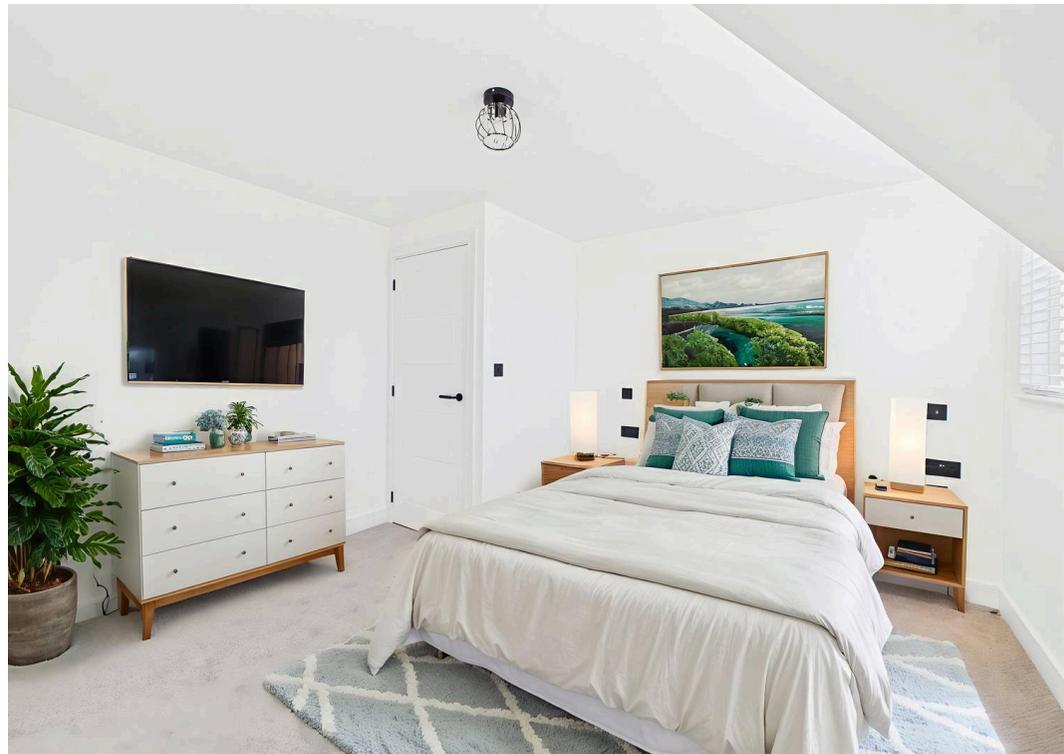
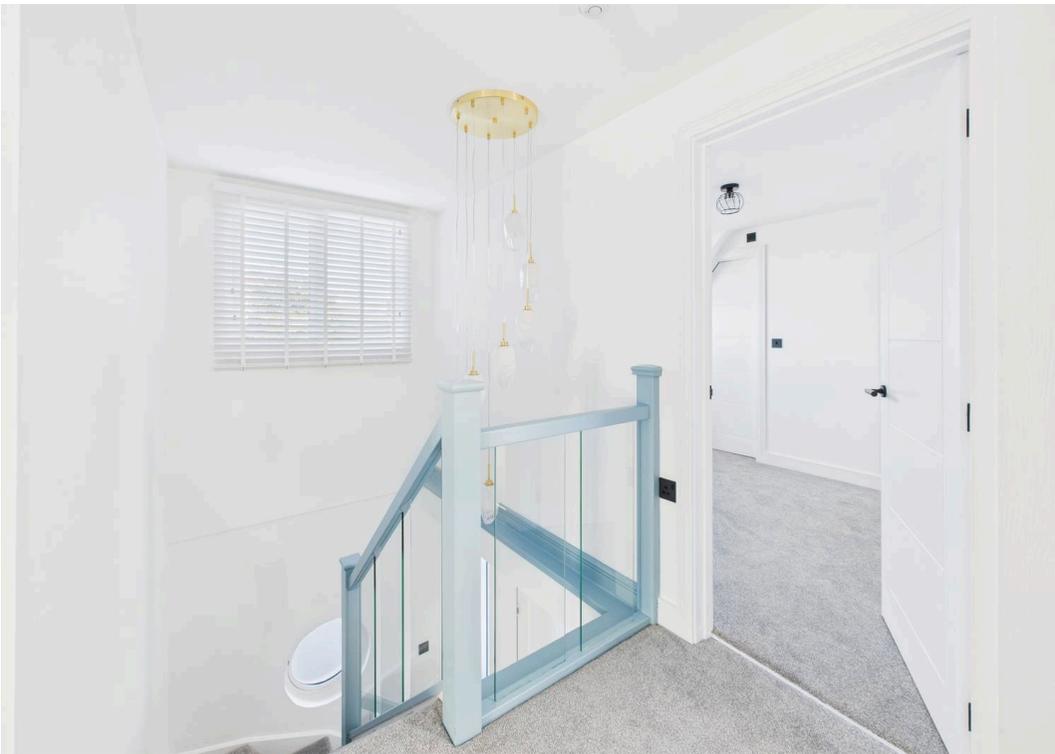
EPC Energy Efficiency Rating: C

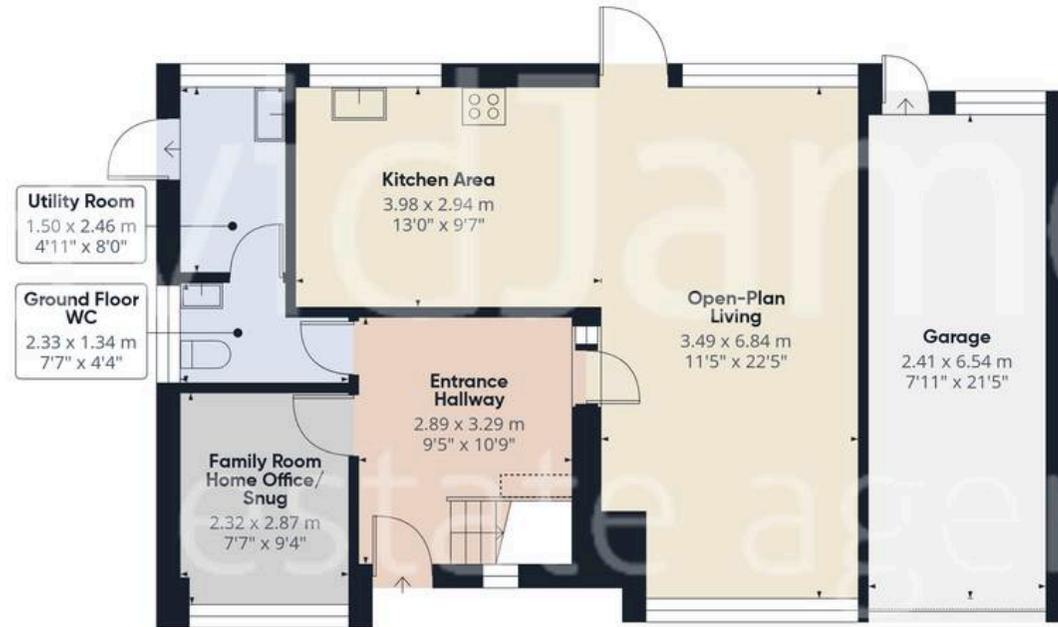
EPC Environmental Impact Rating:

- Impressive four-bedroom detached family home renovated to a high standard with no upward chain
- Located on a private road just moments from Mapperley's amenities, schools and bus routes
- Stunning entrance hallway and landing with painted wood and glass staircase and glass and gold-effect ceiling pendant
- Generously sized 'L' shaped open-plan living with dark blue shaker-style kitchen, quartz worktops and a range of integrated appliances
- Additional reception room ideal as a family room, home office or snug, separate utility room and ground floor WC
- Four double bedrooms (including spacious second bedroom with a fully tiled en-suite shower room)
- Principal bedroom suite with a spacious bedroom, separate dressing area and en-suite shower room
- Modern three-piece bathroom suite with dual-head rainfall shower over the bath
- Landscaped rear garden with a large raised paved patio with modern metal balustrades and lawn
- Quadruple-width block paved driveway giving extensive off-street parking alongside a single integral garage









Floor 0

Approximate total area<sup>(1)</sup>

133.7 m<sup>2</sup>

1439 ft<sup>2</sup>

Reduced headroom

3.4 m<sup>2</sup>

36 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





## David James Estate Agents

David James Estate Agents, 45B Plains Road - NG3 5JU

0115 962 4213 • [mapperley@david-james.com](mailto:mapperley@david-james.com) • [www.david-james.com](http://www.david-james.com)

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.