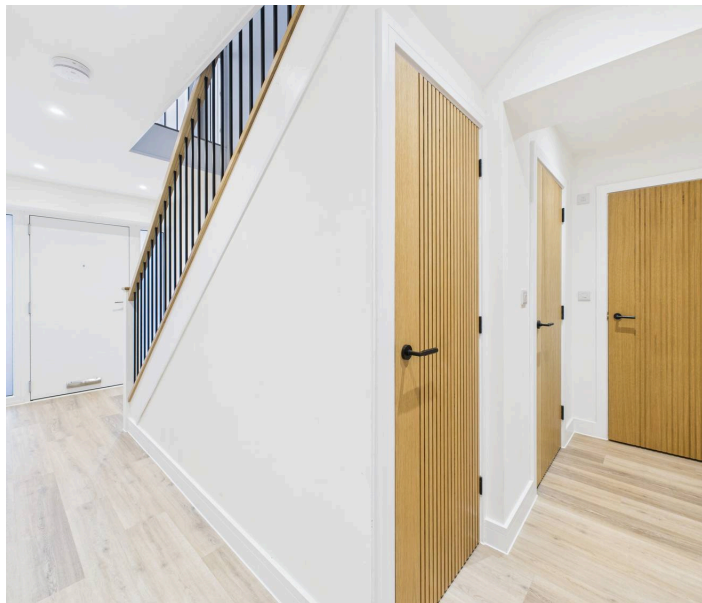




33a Gardenia Grove, Mapperley – NG3 6HY

Guide Price £475,000 – £500,000



33a Gardenia Grove

Mapperley, Nottingham

GUIDE PRICE £475,000-£500,000 Impressive four-bedroom detached new-build family home offering quality accommodation on an exclusive development in a peaceful and private cul-de-sac setting!

Council Tax band: TBD

Tenure: Freehold

- Impressive newly-built detached family home in an exclusive cul-de-sac
- Ideally placed for Mapperley's nearby amenities, reputable schools and excellent transport links
- 10 year new build warranty, enhanced insulation, solar panels and battery
- Welcoming entrance hallway with a modern ground floor WC and separate family room
- Stunning open-plan dining kitchen with stylish kitchen, central island, quality integrated appliances and separate large lounge
- Galleried landing with four well-proportioned and high-standard finish double bedrooms
- Principal suite with generous bedroom, walk-in wardrobe and modern en-suite shower room
- Beautifully-appointed family bathroom with a freestanding bath and separate shower enclosure
- Fully fenced, good-sized and southerly-facing rear garden with a paved patio
- Integral garage, block paved driveway and EV charger plus additional communal parking located opposite for visitors







Floor 0



Floor 1



Approximate total area⁽¹⁾

149.2 m²

1606 ft²

Reduced headroom

0.7 m²

8 ft²

(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 • 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.