



33b Gardenia Grove, Mapperley – NG3 6HY

Guide Price £475,000 – £500,000



33b Gardenia Grove

Mapperley, Nottinghamshire

GUIDE PRICE £475,000–£500,000 Impressive four-bedroom detached new-build home offering wonderful family-sized accommodation on an exclusive and peaceful cul-de-sac development! A must-view!

Council Tax band: TBD

Tenure: Freehold

- Impressive detached new-build family home on an exclusive development
- Ideally placed for nearby amenities
- 10 year new build warranty, enhanced insulation, solar panels and a solar saving battery unit
- Welcoming entrance hallway with a modern ground floor WC and separate family room
- Stunning open-plan dining kitchen, stylish kitchen with central island, quality integrated appliances and separate spacious lounge
- Galleried landing with four well-proportioned double bedrooms (each finished to a high standard)
- Principal suite with a generous bedroom, walk-in wardrobe and modern en-suite shower room
- Beautifully appointed family bathroom with freestanding bath and separate shower enclosure
- Fully fenced, good-sized and southerly-facing rear garden with paved patio
- Integral garage, block paved driveway, EV charger and 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.

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