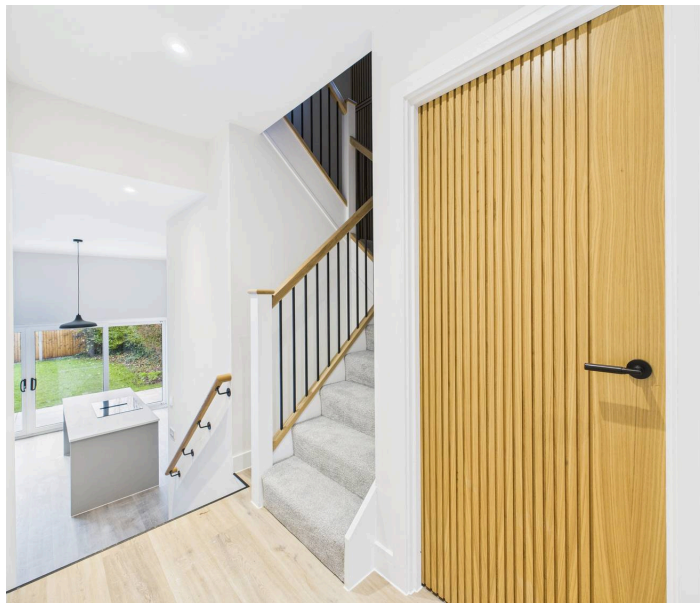




33d Gardenia Grove, Mapperley – NG3 6HY

Guide Price £425,000 – £450,000

DavidJames
the estate agent



33d Gardenia Grove

Mapperley, Nottinghamshire

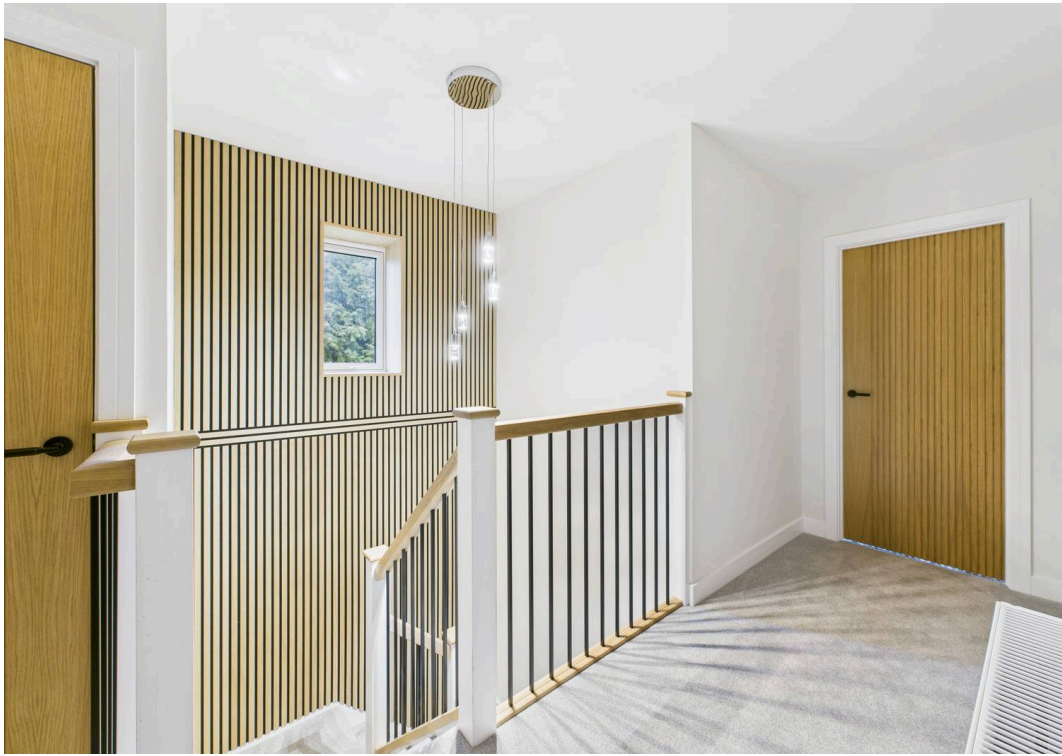
GUIDE PRICE £425,000–£450,000 Impressive four-bedroom detached new-build family home offering quality accommodation on an exclusive and private cul-de-sac development! Viewing highly recommended!

Council Tax band: TBD

Tenure: Freehold

- Impressive four-bedroom detached new-build family home on an exclusive cul-de-sac
- Ideally placed for nearby amenities, reputable schools and excellent transport links
- 10 year new build warranty, enhanced insulation, solar panels and a solar saving battery unit
- Welcoming entrance hallway with a contemporary ground floor WC and separate family room
- Stunning open-plan living, stylish modern kitchen with central island and quality integrated appliances
- Four well-proportioned and high-standard bedrooms (including three double bedrooms)
- Main bedroom with far-reaching views over Mapperley and modern en-suite shower room
- Beautifully appointed four-piece family bathroom with feature freestanding bath and separate shower enclosure
- Fully fenced, good-sized and southerly-facing rear garden with a paved patio
- Double width block paved driveway, EV charger and additional communal parking located opposite for visitors





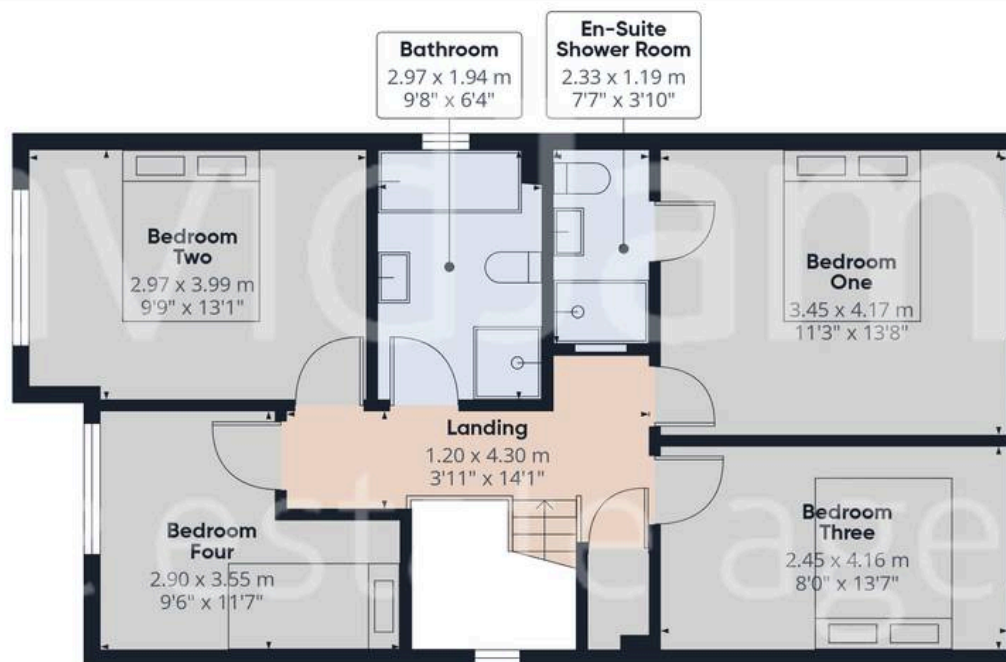


Floor 0

Approximate total area⁽¹⁾

128.2 m²

1379 ft²



Floor 1



(1) Excluding balconies and terraces

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

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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.