



**32 Somersby Road, Mapperley – NG3 5QA**

Guide Price **£320,000**





## 32 Somersby Road

Mapperley, Nottingham

EXCITING OPPORTUNITY! Detached 3 bed home with potential to personalise! Chain free in sought after Mapperley location and featuring 2 reception rooms, a lovely garden and garage! Council Tax band: D

Tenure: Freehold

- Charming detached family home offering exciting scope for modernisation
- Located close to Mapperley amenities, nearby schools and excellent bus routes
- Ideal opportunity for families or professionals with no onward chain
- Bright bay-fronted lounge featuring a charming focal point fireplace
- Spacious dining room with views over the rear garden
- Practical fitted kitchen with integrated cooking appliances
- Three bright and spacious double bedrooms (main bedroom with feature bay window)
- Good-sized three-piece bathroom suite with electric shower over the bath
- Pleasant rear garden with patio, lawn and established planting
- Garage and driveway providing off-street parking









Floor 0



Floor 1



Floor 2

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

99.6 m<sup>2</sup>

1072 ft<sup>2</sup>

**Reduced headroom**

0.6 m<sup>2</sup>

7 ft<sup>2</sup>

(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

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