



## 9 Hopkin Court Mapperley Plains, Nottingham - NG3 5SS

Guide Price £425,000

DavidJames  
the estate agent





## 9 Hopkin Court Mapperley Plains

Nottingham, Nottingham

Immaculately-presented 3-storey detached home in sought-after Mapperley location! Incorporating open plan living spaces, modern kitchen, 4 beds and a wonderful garden plus a driveway and garage!  
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Immaculately-presented detached home
- Offers family-sized accommodation set across three storeys
- Highly sought after location close to Mapperley's vibrant amenities, popular schools and the stunning Gedling Country Park
- Beautiful breakfast kitchen with a range of integrated appliances
- Superb sitting/dining room with bi-fold doors
- Additional first floor lounge with a feature Juliet balcony
- Four well-proportioned bedrooms (bedrooms one and two with en-suites)
- Top floor family bathroom with a three-piece white suite
- Fantastic enclosed garden with lawn, established planting and patio seating space
- Driveway and garage provide convenient off-street parking



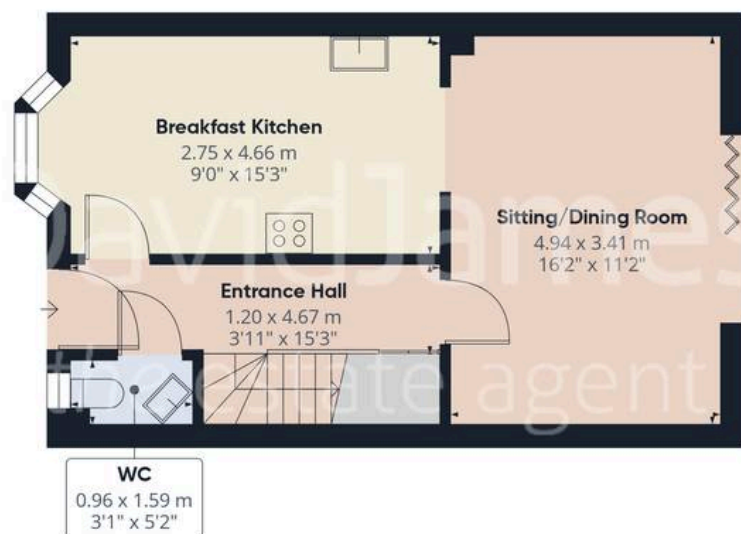












Floor 0 Building 1



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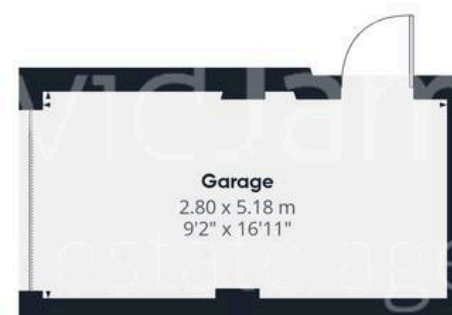
Approximate total area<sup>(1)</sup>

126.2 m<sup>2</sup>

1356 ft<sup>2</sup>



Floor 2 Building 1



Floor 0 Building 2

(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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