



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

EPC Energy Efficiency Rating: E

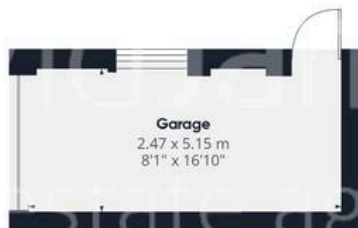
EPC Environmental Impact Rating:

- 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⁽¹⁾

99.6 m²

1072 ft²

Reduced headroom

0.6 m²

7 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

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