



**165 Kenrick Road, Nottingham - NG3 6EY**

Guide Price **£365,000**





## 165 Kenrick Road

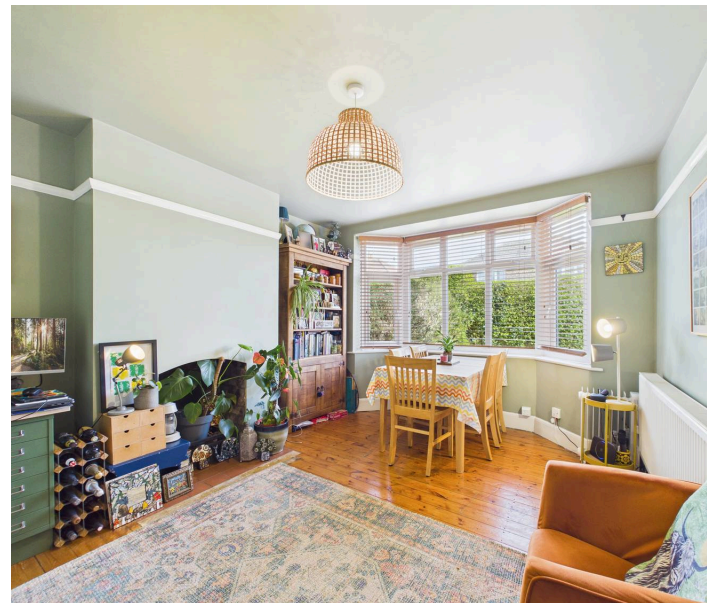
Nottingham, Nottingham

Beautifully upgraded 4 bed semi-detached in Mapperley with generous living space, modern kitchen & landscaped garden. Close to amenities & bus links, perfect for families seeking style & practicality!

Council Tax band: B

Tenure: Freehold

- Spacious three-storey semi-detached home with impressive modern upgrades
- Popular Mapperley location close to shops, amenities and bus services
- Ideal for families seeking stylish living space and practical layout
- Extended rear aspect lounge with fireplace and feature French doors
- Contemporary refitted kitchen with a range of integrated appliances
- Three first floor bedrooms (including two good-sized double bedrooms)
- Bright and spacious second floor double bedroom with fitted wardrobes
- Stylish four-piece bathroom suite with freestanding bath and separate shower enclosure
- Generous landscaped rear garden with paved patio and lawn
- Driveway providing off-street parking to the front









Floor 0



Floor 1



Floor 2

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

112.3 m<sup>2</sup>  
1210 ft<sup>2</sup>

**Reduced headroom**

10 m<sup>2</sup>  
107 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

David James Estate Agents, 45B Plains Road – NG3 5JU

0115 962 4213 • [mapperley@david-james.com](mailto:mapperley@david-james.com) • [www.david-james.com](http://www.david-james.com)

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.