



31 Clovelly Drive, Nottingham – NG3 5NJ

Guide Price **£310,000**

DavidJames
the estate agent



31 Clovelly Drive

Nottingham

Stylish 3-bed semi-detached on a desirable modern estate with open-plan living, contemporary dining kitchen, en-suite, southerly-facing garden and driveway parking with Gedling Country Park nearby!

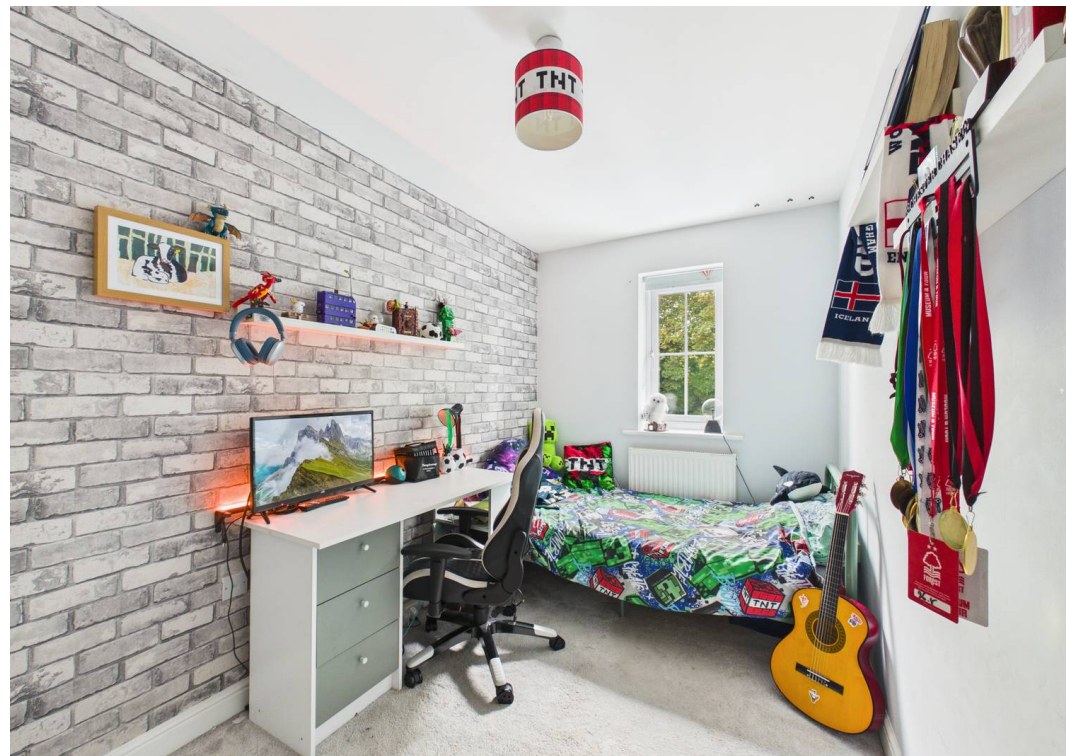
Council Tax band: C

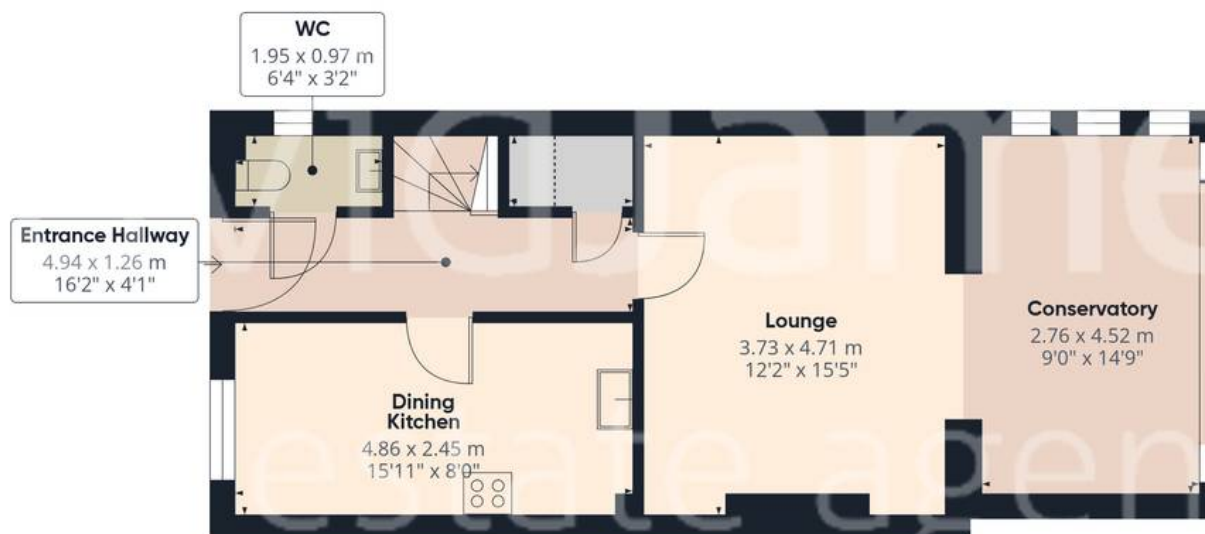
Tenure: Freehold

- Stylishly presented three-bedroom semi-detached family home
- Ideal for a range of buyers including growing families and working professionals
- Highly desirable Mapperley location with nearby amenities and the stunning Gedling Country Park on the doorstep
- Superb open-plan lounge and contemporary conservatory providing living and dining space
- Sleek dining kitchen featuring contemporary units and modern integrated appliances
- Principal bedroom with a built-in wardrobe and a private en-suite shower room
- Two further versatile bedrooms (ideal for children, guests or home office use)
- Three-piece first floor family bathroom and an additional ground floor WC for added convenience
- Enclosed south-westerly facing garden combining lawn, paved seating areas and planters
- Side driveway provides convenient off-road parking









Floor 0



Floor 1



Approximate total area⁽¹⁾

88 m²

946 ft²

Reduced headroom

0.4 m²

5 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.

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