



32 Whittingham Road, Nottingham – NG3 6BJ

Guide Price £425,000 – £450,000

DavidJames
the estate agent



32 Whittingham Road

Nottingham

GUIDE PRICE £425,000–£450,000 Spacious and versatile 4 bed detached home within easy reach of Mapperley's excellent amenities! Multiple reception areas, a substantial garden and off-street parking!

Council Tax band: D

Tenure: Freehold

- Detached multi-level family home offering spacious and versatile accommodation
- Ideally located close to Mapperley's vibrant amenities and excellent transport links
- Dual-aspect lounge/dining room and additional versatile sitting room (both with feature fireplaces)
- Kitchen with integrated appliances, breakfast bar and garden views
- Four well-proportioned bedrooms arranged across the first floor
- Convenient ground floor shower room with a three-piece suite
- First floor three-piece family bathroom
- Substantial lower ground floor providing a utility, workshop, flexible reception space and conservatory
- Generous, enclosed and southerly-facing lawned rear garden with patio seating space
- Driveway and garage providing off-street parking









Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

220.3 m²

2372 ft²

(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

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

0115 962 4213 • mapperley@david-james.com • 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.