

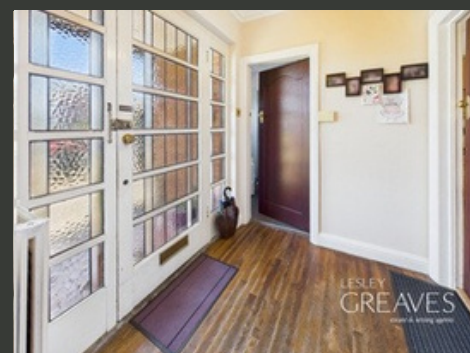


£350,000

GUIDE PRICE

DIGBY AVENUE
MAPPERLEY

- SEMI-DETACHED
- THREE BEDROOMS
- CONSERVATORY
- DOWNSTAIRS SHOWER ROOM
- GARAGE
- POPULAR LOCATION
- EPC D



Three-Bedroom Semi-Detached with Conservatory and Garage

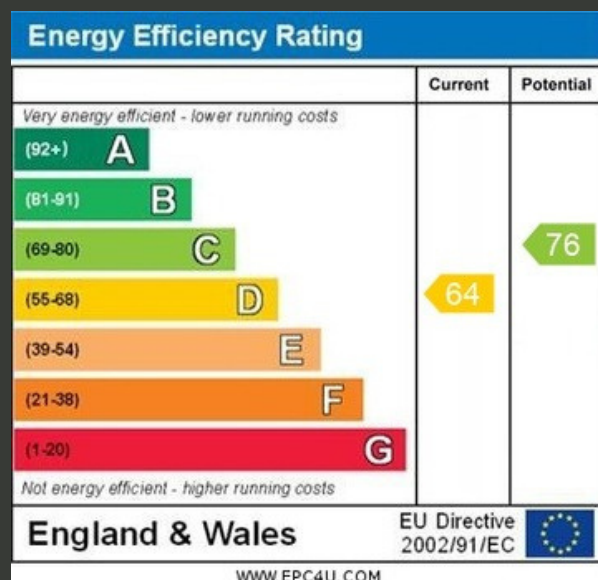
THIS THREE-BEDROOM SEMI-DETACHED HOUSE IS SITUATED IN A HIGHLY SOUGHT-AFTER LOCATION, JUST A STONE'S THROW AWAY FROM MAPPERLEY'S WIDE RANGE OF LOCAL AMENITIES INCLUDING SHOPS, EATERIES AND EXCELLENT SCHOOLS.

THE PROPERTY WELCOMES YOU WITH AN OPEN PORCH LEADING INTO THE ENTRANCE HALL, WHERE YOU'LL FIND A CONVENIENT DOWNSTAIRS SHOWER ROOM WITH UNDERFLOOR HEATING. A COZY LIVING ROOM OPENS INTO A SPACIOUS CONSERVATORY, PERFECT FOR RELAXING OR ENTERTAINING. THE WELL-APPOINTED KITCHEN COMPLETE WITH AN INTEGRATED FRIDGE FREEZER AND A DEDICATED STORAGE/LAUNDRY AREA PROVIDES PRACTICALITY.

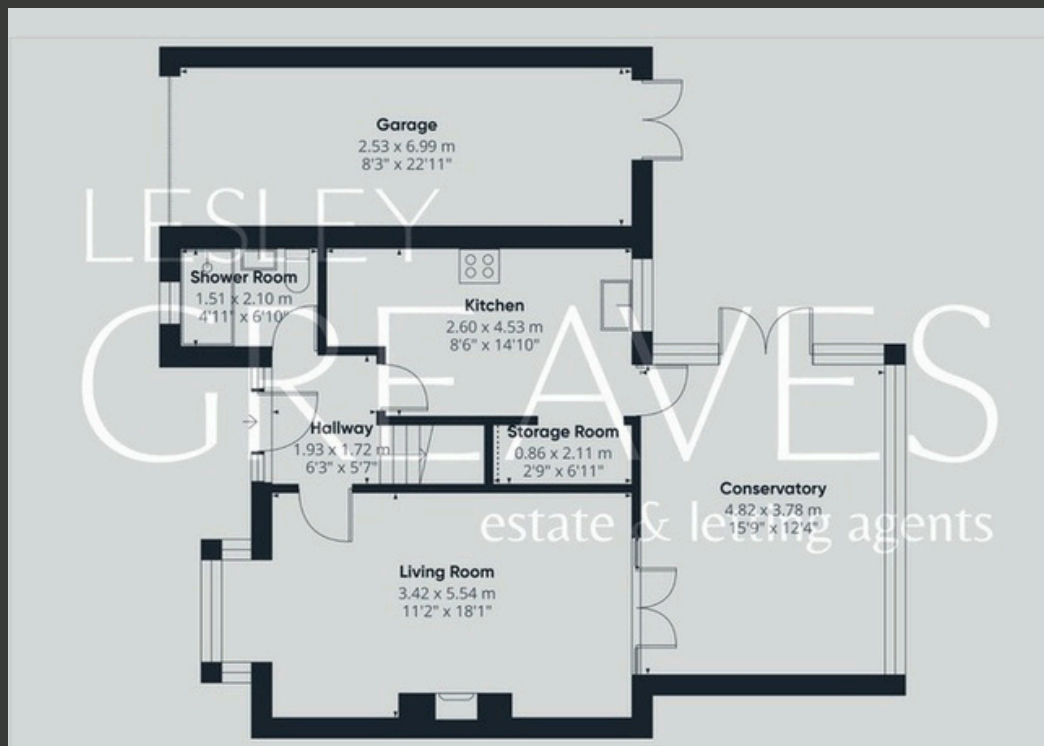
UPSTAIRS, THE FIRST FLOOR OFFERS THREE BEDROOMS THE MAIN BEDROOM BENEFITTING FROM FITTED WARDROBES WHILE A FURTHER BEDROOM ALSO FEATURES BUILT-IN STORAGE. A FAMILY BATHROOM COMPLETES THE FLOOR.

OUTSIDE, THE HOME FEATURES A DRIVEWAY AND GARAGE WITH AN ELECTRIC DOOR AND POWER, PROVIDES CONVENIENCE AND OFF ROAD PARKING. TO THE REAR, A PRIVATE GARDEN WITH LARGE PATIO AND LAWN OFFERS AN IDEAL SPACE FOR OUTDOOR ENJOYMENT. A DELIGHTFUL SUMMER HOUSE WITH ELECTRICITY AND LIGHTING FURTHER ENHANCES THE SETTING, WHILE SOLAR PANELS PROVIDE AN ECO-FRIENDLY AND COST-SAVING ENERGY SOLUTION.

- FREEHOLD
- COUNCIL TAX; BAND B
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 82 SQ METERS







Agent's Note: These particulars have been prepared in good faith and are provided for guidance purposes only. While every effort has been made to ensure their accuracy, they should not be relied upon as exact. All measurements are approximate, and floor plans are for illustrative purposes only. Prospective buyers or tenants are advised to verify all details independently, conduct their own due diligence, and note that services, systems, and appliances have not been tested.

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