

# JOHNSONS & PARTNERS

Estate and Letting Agency



**10 MAPLE DRIVE, GEDLING**

NOTTINGHAM, NG4 4AF

**£340,000**





# 10 MAPLE DRIVE

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Experience the tranquility of single-level living with this charming, elevated detached bungalow situated in the sought-after Maple Drive area of Gedling, Nottingham, NG4. This home presents a perfect balance of comfort and convenience, ideal for those looking to downsize without compromising on quality and space.

As you step inside, you're greeted by a spacious living room and dining area, bathed in natural light and offering stunning views across the verdant open countryside. The sunroom extends this picturesque vista, creating a peaceful retreat to enjoy all year round. The modern kitchen, equipped with a breakfast bar, is a chef's delight, perfect for casual dining or morning coffee.

This delightful property boasts two well-proportioned bedrooms, with the second bedroom featuring its own private outdoor covered terrace area, an idyllic spot for relaxation or intimate gatherings. The modern bathroom is stylishly fitted, providing a touch of elegance to your daily routine.

The beautiful south-east facing private rear garden is a gem, featuring a garden room and patio area that's just perfect for entertaining guests or simply enjoying the serene surroundings and the stunning sunset views.

Adding to the appeal, this residence offers two garages, ensuring ample parking and storage space. The bungalow's location is second to none, being close to local amenities and within a community known for its friendly atmosphere.

Viewings are highly advised to fully appreciate what this delightful property has to offer. Don't miss the opportunity to make this bungalow your new home, where convenience meets comfort in a serene setting.

### Entrance Hallway

### Living Room

20'11" x 11'3" (6.4 x 3.45)

### Sun Room

14'0" x 7'6" (4.29 x 2.31)

### Kitchen

11'1" x 10'0" (3.39 x 3.05)

### Bedroom

13'10" x 10'0" (4.23 x 3.05)

### Bedroom

10'0" x 9'10" (3.06 x 3.01)

### Shower Room

9'6" x 6'0" (2.90 x 1.84)

### Garage

24'11" x 9'6" (7.60 x 2.90)

### Garage

20'11" x 11'3" (6.40 x 3.45)

### Agents Disclaimer

Disclaimer - Council Tax Band Rating - Gedling Council – Tax Band C

This information was obtained through the directgov website. Johnsons and Partners offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

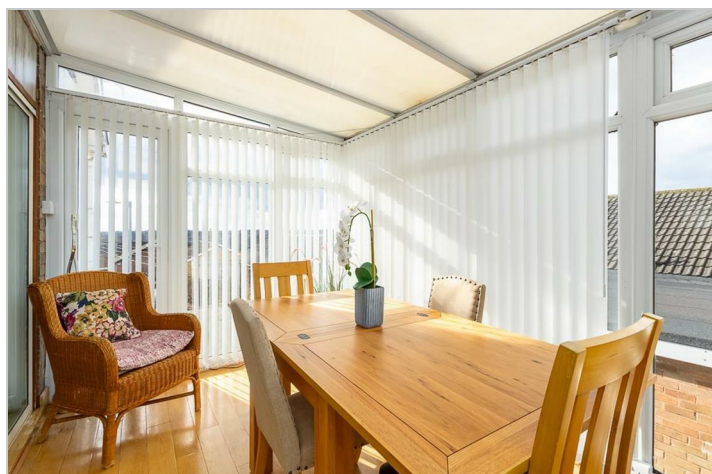
The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Johnsons and Partners have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Johnsons and Partners require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Johnsons and Partners removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements – Johnsons and Partners have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



Road Map



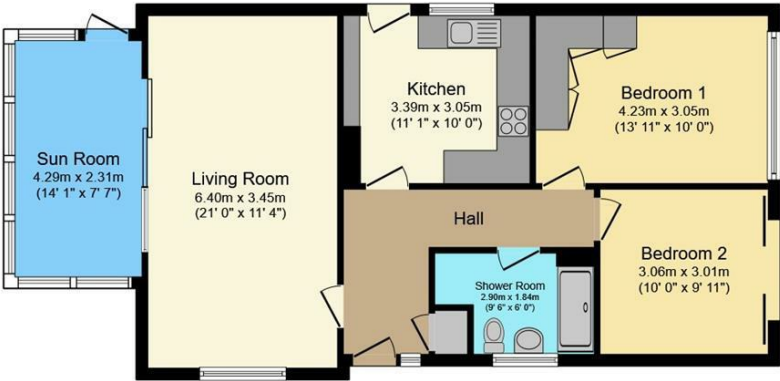
Hybrid Map



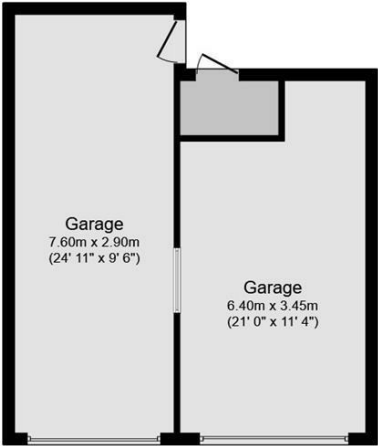
Terrain Map



Floor Plan



**Floor Plan**  
Floor area 80.5 m<sup>2</sup> (867 sq.ft.)



**Garage**  
Floor area 44.3 m<sup>2</sup> (477 sq.ft.)

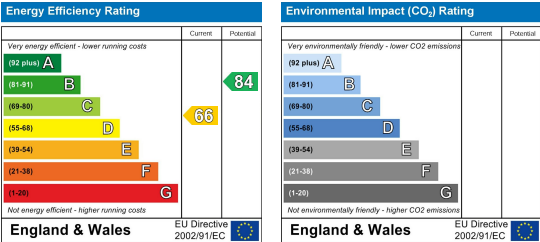
**TOTAL: 124.8 m<sup>2</sup> (1,343 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

Viewing

Please contact our Burton Joyce Office on 0115 931 2020 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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