

HoldenCopley

PREPARE TO BE MOVED

Shortcross Avenue, Mapperley, Nottinghamshire NG3 5JX

Guide Price £375,000

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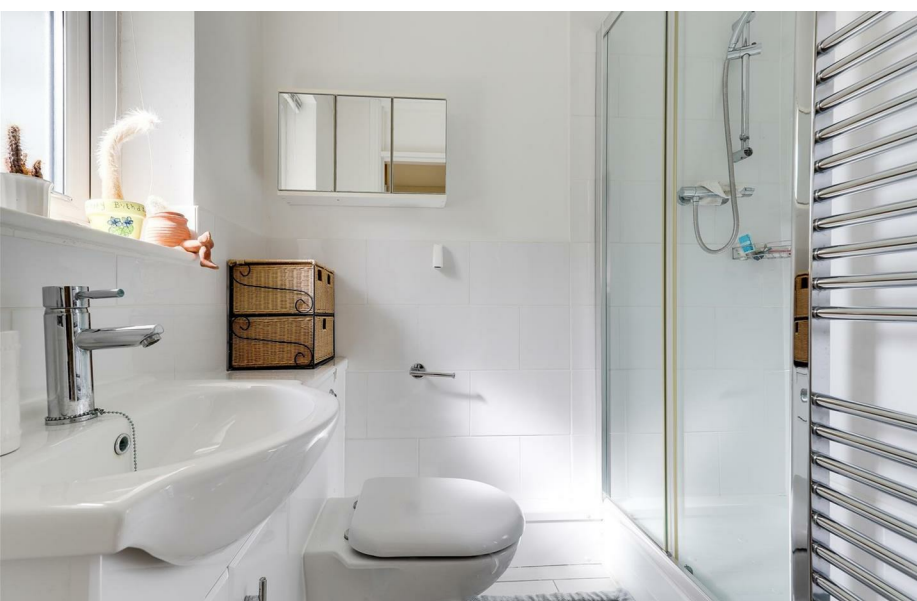
GUIDE PRICE 375,000 - £400,000

NO UPWARD CHAIN...

This recently renovated three-bedroom detached bungalow, offered with no upward chain, is situated in a sought-after location close to a range of local amenities, including shops, eateries, schools, and excellent commuting links. Inside, the hallway leads to a reception room filled with natural light and featuring double French doors that open to the rear garden. The newly installed kitchen diner boasts modern fixtures and fittings, perfect for contemporary living. The property includes two double bedrooms and a single bedroom, with the main bedroom benefiting from fitted wardrobes and an en-suite bathroom. A newly installed family bathroom serves the remaining bedrooms. Completing the accommodation is a versatile garden room, offering additional living space. Outside, the front of the property impresses with a large driveway providing off-road parking for multiple cars and access to a garage, which offers additional parking or ample storage space. The front garden is adorned with a range of plants and shrubs, enhancing the property's kerb appeal. The rear of the property features an enclosed private garden with a patio seating area, a lawn, a summer house, and a variety of established plants and shrubs, creating a peaceful outdoor space.

MUST BE VIEWED!





- Detached Bungalow
- Three Bedrooms
- Spacious Reception Room
- Brand New Modern Kitchen Diner
- Stylish Bathroom & En-Suite
- Garden Room
- Driveway & Garage
- No Upward Chain
- Sought-After Location
- Must Be Viewed





ACCOMMODATION

Porch

The porch has tiled flooring, UPVC double-glazed obscure windows surround and a single UPVC door providing access into the accommodation.

Hallway

The hallway has newly fitted carpeted flooring, a radiator, recessed spotlights, two in-built storage cupboards and a single UPVC door providing access from the porch.

Living Room

13'11" x 11'9" (4.25 x 3.60)

The living room has newly fitted carpeted flooring, a radiator, a feature fireplace, an internal servery, a UPVC double-glazed window to the rear elevation and double French doors opening out to the rear garden.

Kitchen Diner

18'7" x 9'3" (5.67 x 2.82)

The brand new kitchen diner has a range of fitted base and wall units with Quartz worktops, a composite sink and a half with a drainer and a mixer tap, an integrated dishwasher, fridge freezer and extractor fan, partially tiled walls, a radiator, recessed spotlights, tiled flooring, access to the garage and a UPVC double-glazed window to the front elevation.

Master Bedroom

14'8" x 9'10" (4.48 x 3.02)

The main bedroom has carpeted flooring, a radiator, in-built fitted sliding door wardrobes, access to the en-suite and a UPVC double-glazed window to the front elevation.

En-Suite

6'9" x 5'2" (2.08 x 1.58)

The en-suite has a concealed low level dual flush W/C, a vanity storage unit with a wash basin, a shower enclosure with a shower fixture, a heated towel rail, a wall-mounted electric shaving point, partially tiled walls, recessed spotlights, an extractor fan, tiled flooring, a UPVC double-glazed obscure window to the front elevation.

Bedroom Two

11'11" x 11'3" (3.65 x 3.44)

The second bedroom has carpeted flooring, a radiator and two UPVC double-glazed windows to the rear elevation.

Bedroom Three

12'0" x 5'6" (3.66 x 1.70)

The third bedroom has carpeted flooring, a radiator and a UPVC double-glazed window to the rear elevation.

Bathroom

14'6" x 5'11" (4.44 x 1.82)

The bathroom has a concealed low level dual flush W/C, a vanity storage unit with a wash basin, a double-ended panelled bath with central taps, a shower enclosure with a shower fixture, a heated towel rail, a wall-mounted electric shaving point, partially tiled walls, tiled flooring, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the front elevation.

Garden room

12'0" x 5'6" (3.66 x 1.70)

The garden room has exposed flooring, power supply, a UPVC double-glazed window and a single UPVC door providing access to the rear garden.

OUTSIDE

Front

To the front of the property is a large block-paved driveway providing off-road parking for multiple cars, access to the garage, a variety of plans and shrubs and a fence panelling boundary.

Garage

20'5" x 8'7" (6.24 x 2.64)

The garage has courtesy lighting, power supply, access to the garden room, ample storage space and an up-and-over door.

Rear

To the rear is an enclosed private garden with a paved patio area, a lawn, a summer house, a variety of established plants and shrubs, hedge borders and fence panelling boundary's.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Openreach, Virgin Media
- Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 220Mbps
- Phone Signal – Good coverage of Voice, 3G, 4G & 5G
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Flood Defenses – No
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

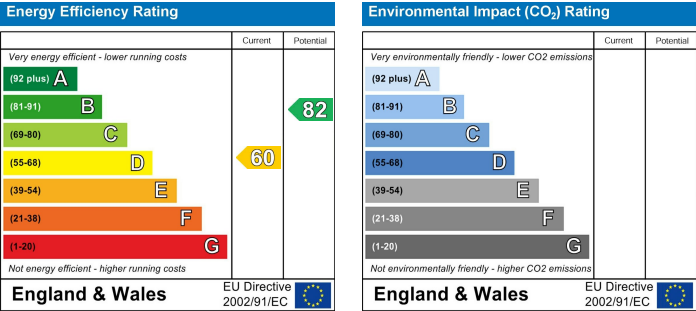
Council Tax Band Rating - Gedling Borough Council - Band E
This information was obtained through the directgov website, HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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0115 7734300

906A Woodborough Road, Mapperley, Nottingham, NG3 5QR

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk

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