



**DavidJames**  
the estate agent

**Ashwater Drive, Mapperley Plains, Nottingham, NG3 5SJ**

**£1,200 Per Calendar Month**

# About This Property

Nestled in the sought-after locale of Mapperley Plains, this deceptive detached bungalow offers an idyllic blend of comfort and convenience. Boasting a prime corner position, residents are treated to proximity to Gedling Country Park and the vibrant amenities of Mapperley. Step into the welcoming entrance hall, complete with ample storage, leading to a cloakroom/WC. There is a newly fitted kitchen, replete with modern appliances and a spacious living/dining room, accentuated by a feature fireplace, seamlessly flowing into a charming conservatory through sliding patio doors, perfect for relaxation or entertainment. There are three bedrooms, including one with fitted wardrobes, complimented by the bathroom/WC with a white suite and electric shower. Outside, a gated driveway leads to a detached garage, complemented by a low-maintenance paved rear garden, providing a serene outdoor escape. An opportunity not to be missed! VIDEO TOUR AVAILABLE!

## TENANCY DETAILS

Available From: 1st April 2024

Tenancy Term: Minimum 6 months

Furnishing: Unfurnished

EPC Rating: TBC

Council Band: D

Pets: Considered

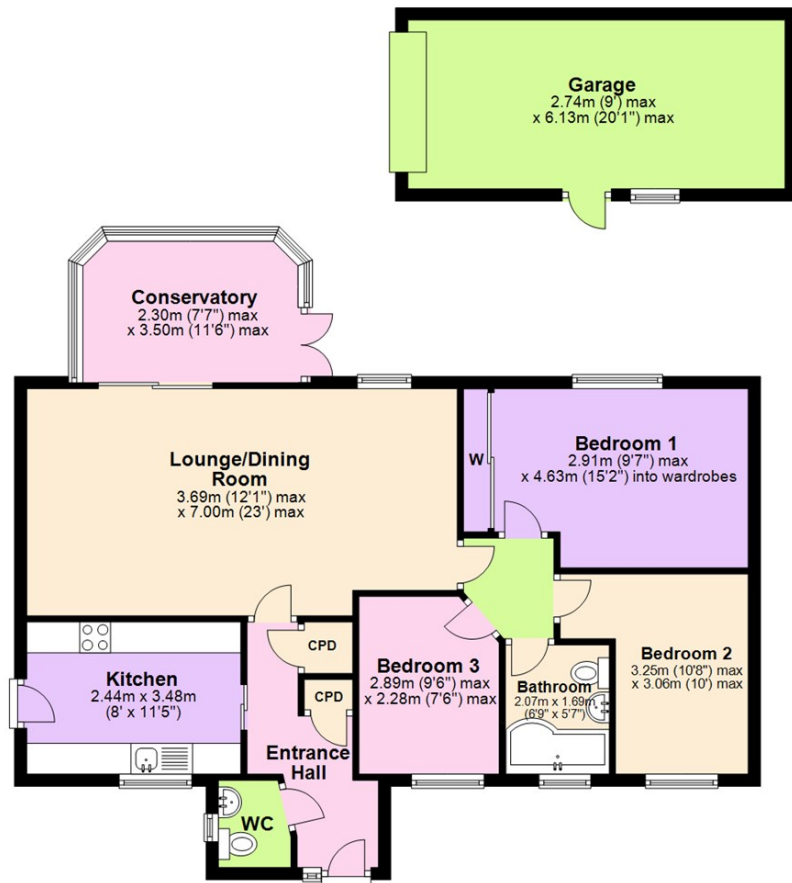


- Deceptive detached bungalow
- Three bedrooms (bedroom one with fitted wardrobes)
- Entrance hall with useful storage and cloakroom/Wc
- Newly fitted modern kitchen with appliances
- Spacious living/dining room with feature fireplace and adjoining conservatory
- Bathroom/Wc with white suite & electric shower
- UPVC double glazing, gas central heating
- Low maintenance paved rear garden
- Gated driveway leading to a detached garage
- Close to Gedling Country Park and Mapperley's fantastic amenities

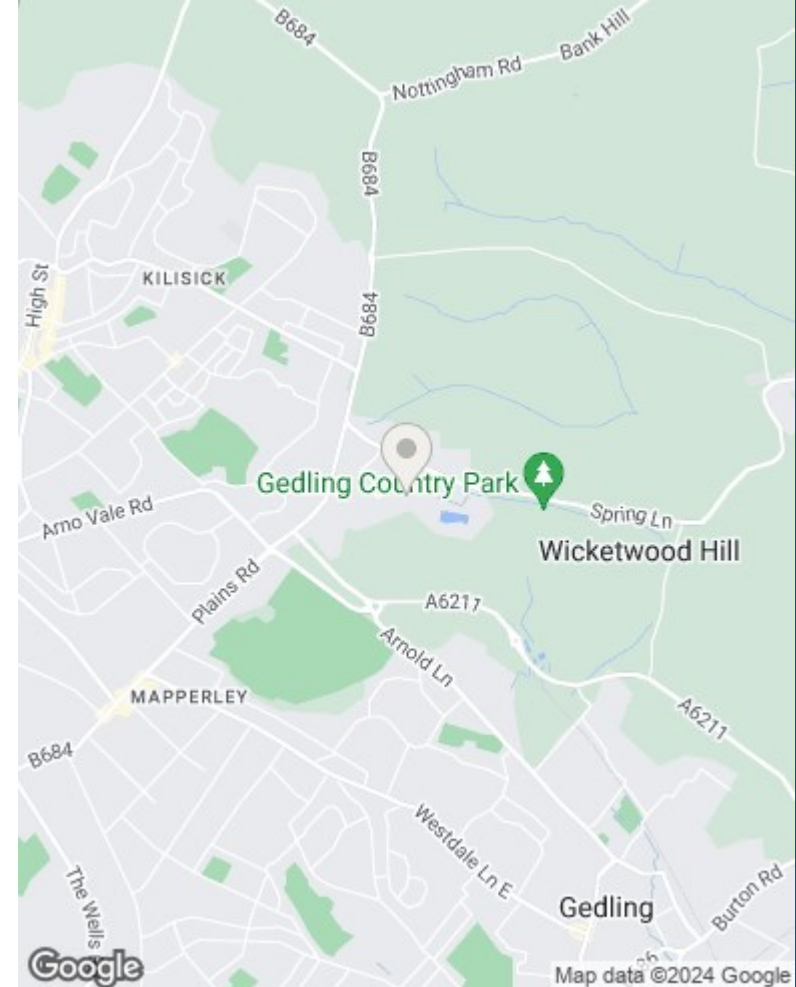




**Ground Floor**  
Approx. 102.3 sq. metres (1101.3 sq. feet)



Total area: approx. 102.3 sq. metres (1101.3 sq. feet)



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**Council Tax Band: D**  
**Gedling Borough Council**

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**The Property Ombudsman**