



5 Ashwater Drive, Mapperley, NG3 5SJ  
£359,950

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# 5 Ashwater Drive Mapperley, NG3 5SJ

- Cul-de-sac location
- Centrally heated conservatory
- Large lounge diner
- Three bedrooms
- Modernised bathroom
- NO UPWARD CHAIN

An immaculate detached bungalow in a popular cul-de-sac location just off Spring Lane. The property has three bedrooms, kitchen with appliances, a large lounge diner, refurbished bathroom and a centrally heated conservatory overlooking well-tended gardens. For sale with NO UPWARD CHAN!!

£359,950



## Overview

Ashwater Drive is located just off Chedington Avenue, which is directly off Spring Lane, leading to Lambley and surrounding countryside including the recently opened Gedling Country Park. Towards the Plains Road end is the very popular Spring Lane Farm Shop and just around the corner is a Sainsbury's Local providing a more comprehensive range of produce. Plains Road also has regular bus services running into Mapperley's busy shopping area with a wide variety of local retailers, bars and restaurants and further still, directly in to the City Centre. The bungalow itself has been very well maintained over the years and provides very spacious accommodation, including the UPVC double-glazed and centrally heated conservatory. The lounge diner is also a great size, with a living flame coal effect gas fire and access to the inner hall, bedrooms and modern fully-tiled bathroom with mains shower over the bath.

Outside, there is plenty of parking on the block paved driveway, plus the detached double garage, with remote electric up and over door, light, power and loft space. The gardens are also very well maintained and level, with the rear garden being fully enclosed and with hard landscaping providing a choice of patio/seating areas, so that you can make the most of the sunshine, or the shade!

## Entrance Hall

With double-glazed composite front entrance door, radiator, wood style flooring, shelved cupboard and separate cloaks cupboard.



### Kitchen

A range of units with polished granite effect worktops and inset one-and-a-half bowl stainless steel sink unit and drainer. Appliances consist of brushed steel trim electric oven and four ring halogen hob with extractor along with an integrated fridge. Plumbing for washing machine, cupboard housing the modern RCD board, breakfast bar, radiator, ceiling downlights, UPVC double glazed front window and composite double-glazed side door with fitted internal blind.

### Lounge Diner

Cornish slate fireplace with brick surround, living flame coal effect gas fire (currently capped off) and quarry tiled hearth. Two radiators, two ceiling light points, UPVC double-glazed window and double-glazed sliding patio door to the conservatory and door through to the inner hallway.

### Conservatory

Being UPVC double glazed with a pitched polycarbonate roof, radiator, two double power points and UPVC double glazed doors leading out to the garden.

### Inner Hallway

Loft hatch with ladder into the roof space.

### Bedroom 1

With two built-in double wardrobes, radiator and UPVC double glazed rear window.

### Bedroom 2

UPVC double glazed front window, radiator and wall light points.

### Bedroom 3

UPVC double glazed front window and radiator.

### Bathroom

The suite consists of a shaped bath and screen with shower attachment and full-height tiling. Dual flush toilet and washbasin set into vanity surround and cupboards, chrome ladder towel rail, ceiling downlights, extractor fan and UPVC double-glazed window.

### Outside

To the front, there is an ample block paved driveway and garden with shaped hedging and holly bush, outside tap, wall-mounted carriage style light and remote up and over the door leading into the garage. The garage is brick-built with a tiled roof and loft access, wall units, shelving, light, power and side door. Side gated access leads to the rear, where there are two lawned areas separated by an Indian sandstone pathway with decorative block paved edging, shaped borders containing a variety of plants and shrubs and enclosed with a fenced perimeter.

### Material Information

TENURE: Freehold

COUNCIL TAX: Gedling Borough Council - Band D

PROPERTY CONSTRUCTION: Cavity Brick











ANY RIGHTS OF WAY AFFECTING PROPERTY: no  
 CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no  
 FLOOD RISK: low  
 ASBESTOS PRESENT: n/k  
 ANY KNOWN EXTERNAL FACTORS: no  
 LOCATION OF BOILER: in the loft  
 UTILITIES - mains gas, electric, water and sewerage.  
 MAINS GAS PROVIDER: EDF Energy  
 MAINS ELECTRICITY PROVIDER: EDF Energy  
 MAINS WATER PROVIDER: Severn Trent  
 MAINS SEWERAGE PROVIDER: Severn Trent  
 WATER METER: n/k  
 BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.  
 MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.  
 ELECTRIC CAR CHARGING POINT: not available.  
 ACCESS AND SAFETY INFORMATION: level front and rear access]]

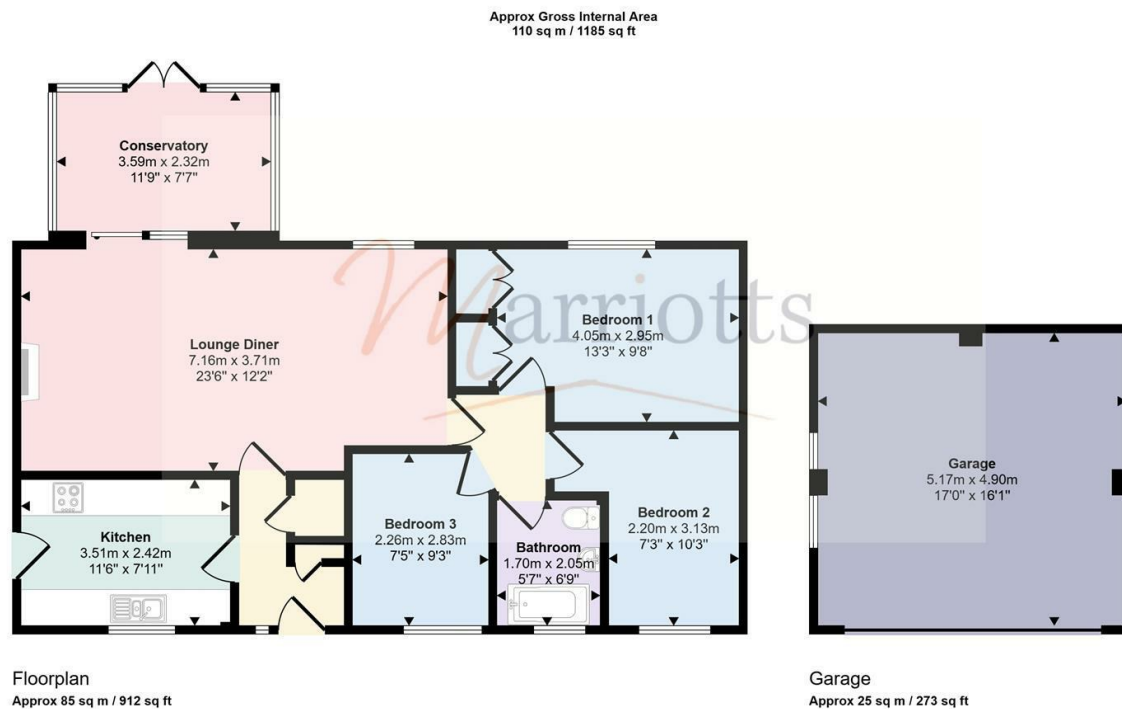
\*\* PLEASE NOTE THE GAS FIRE IN THE LIVING ROOM IS CAPPED OFF











This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Please contact us on **0115 953 6644** should you wish to arrange to view this property or if you require any further information.

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