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**DavidJames**  
the estate agent

**South Devon Avenue, Mapperley, Nottingham, NG3 6FT**

**Guide Price £300,000**



# About This Property

GUIDE PRICE £300,000 - £325,000. This detached bungalow in Mapperley offers a unique blend of comfort and panoramic views over the local area from its rear elevation. Boasting two bedrooms, each equipped with fitted wardrobes, the property welcomes you through an entrance porch into a hallway. The lounge/dining room exudes charm with an Inglenook style fireplace housing an electric log effect burner, creating a cozy atmosphere. The dining kitchen comes complete with a range cooker and extractor whilst an office/utility room and a WC with washbasin enhance the practicality of the layout. The shower room/WC features a generously sized cubicle with an electric shower. There is also combination gas central heating and UPVC double glazing throughout. The rear garden offers a raised decked area, various patio spaces, and established borders with diverse planting. A low ground floor storeroom/workshop with external access adds versatility. The property is complemented by a driveway and a good-sized garage, providing ample off-road parking.



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- Detached bungalow with great views to the rear elevation over the local area
- Two bedrooms, both with fitted wardrobes
- Entrance porch and hallway
- Lounge/dining room with Inglenook style fireplace and electric log effect burner
- Dining kitchen with range cooker and extractor
- Office/utility room, Wc with washbasin
- Shower room/Wc with good sized shower cubicle and electric shower
- Combination gas central heating, UPVC double glazing
- Rear garden with raised decked area, patio areas and established borders with varied planting, low ground floor storeroom/workshop with external access
- Driveway and good sized garage provide off road parking



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Floor -1



Floor 0

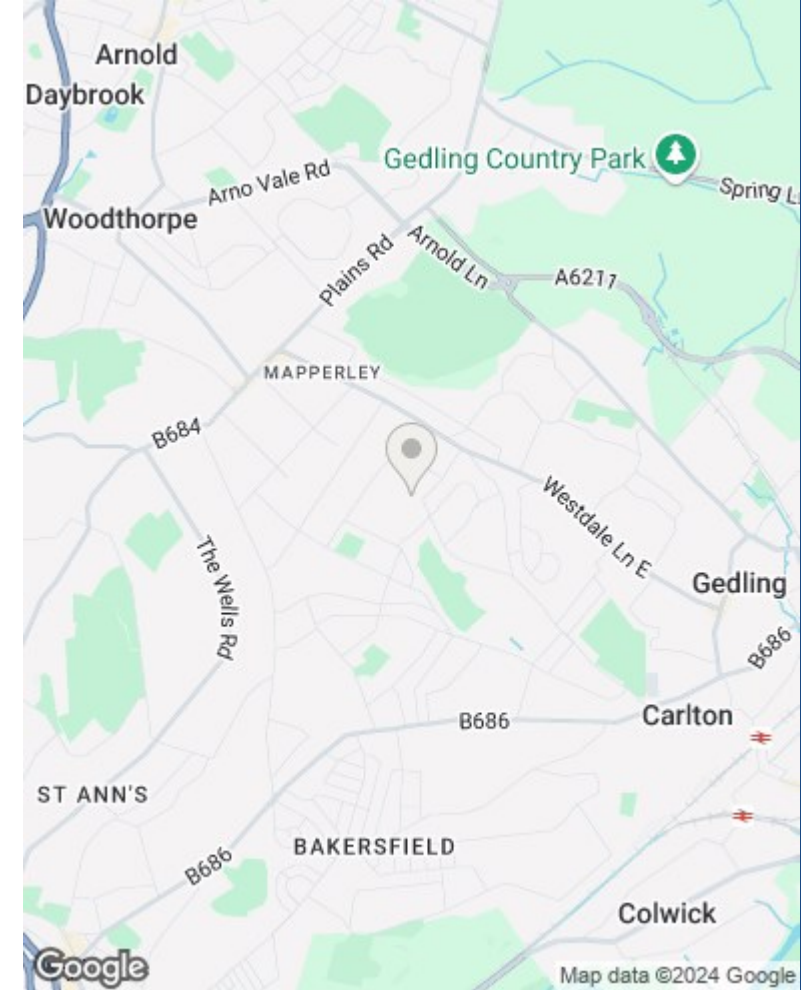
## Approximate total area\*

118.15 m<sup>2</sup>  
1271.76 ft<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**Council Tax Band: C**  
**Gedling Borough Council**  
**Freehold**

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