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DavidJames
the estate agent

Birkland Avenue, Mapperley, Nottingham, NG3 5LA

Guide Price £350,000

About This Property



This link-detached bungalow sounds like a gem! Situated in a quiet cul-de-sac, it offers tranquility and the convenience of having easy access to Mapperley's excellent local amenities. The property boasts three generous bedrooms, along with a modern shower room featuring a double-width walk-in shower for added comfort.

The spacious lounge with patio doors invites natural light, while the extended dining kitchen, complete with a range of modern units and integrated appliances, provides ample space for culinary adventures and gatherings.

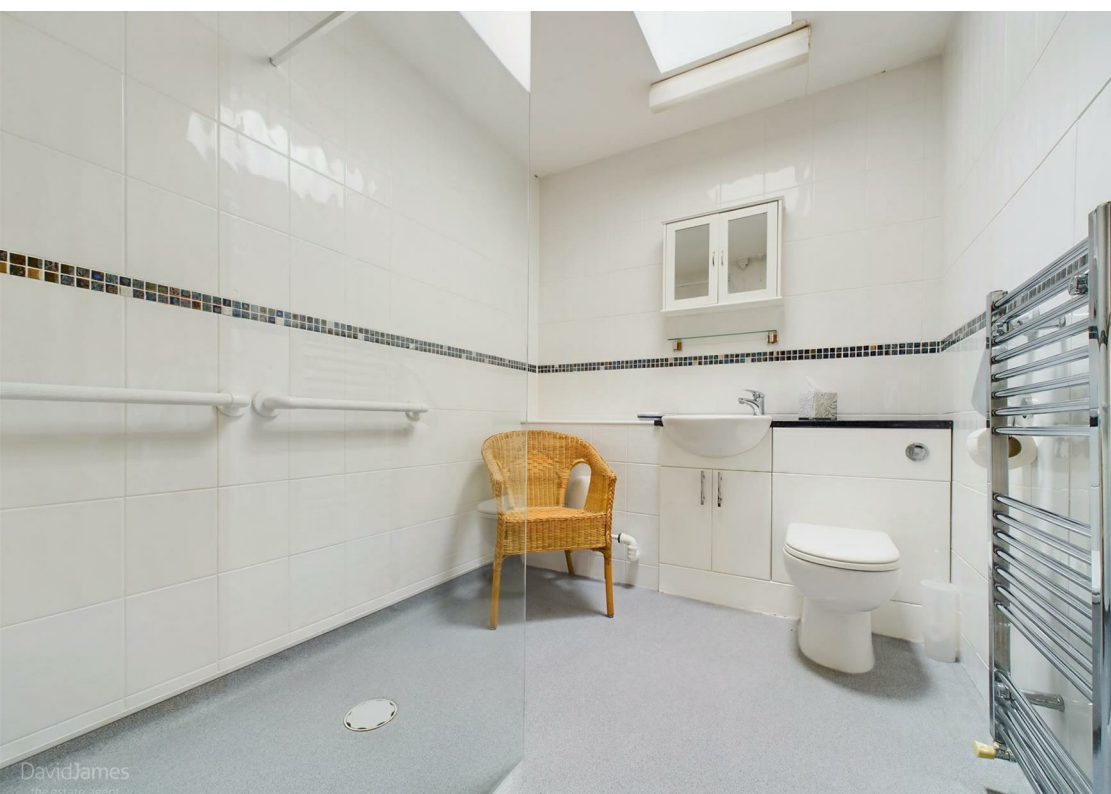
Practical features such as a UPVC double glazed porch at the main entrance hall and gas central heating, powered by a combination gas boiler, ensure comfort and efficiency. Additionally, UPVC sealed unit double glazing contributes to insulation and soundproofing.

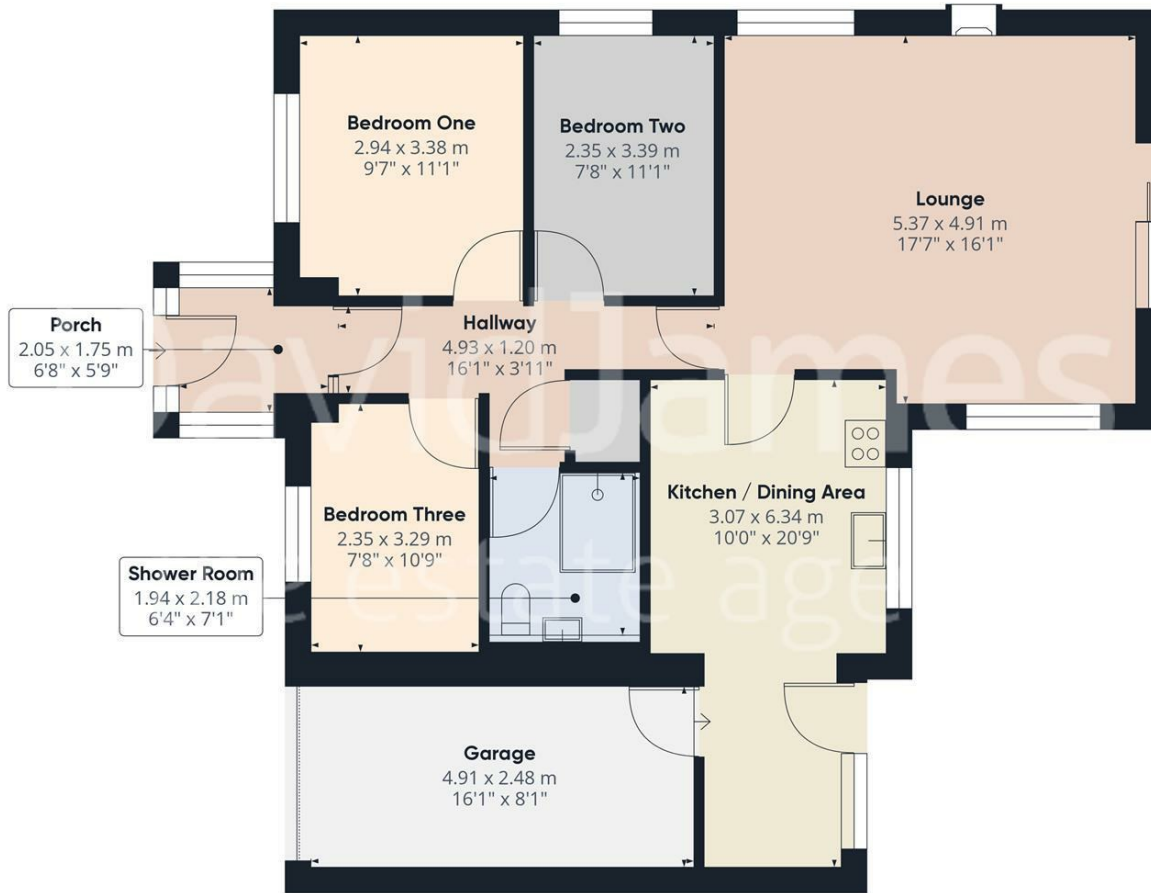
Outdoor amenities include a block-paved driveway and paved hardstanding for off-street parking, along with a garage equipped with an electric remote-controlled up-and-over door for added convenience and security. Both front and rear gardens are designed for low maintenance, featuring established shrubs and artificial grass.

Given its size, location, and the convenience of no upward chain, this bungalow is likely to attract strong interest. A viewing is highly recommended to fully appreciate its charm and potential.

- Link detached bungalow being sold with NO UPWARD CHAIN.
- Three bedrooms (Bedrooms one & two with fitted bedroom furniture)
- Spacious lounge with patio doors
- Dining kitchen with a wide range of units and integrated appliances
- Shower room/WC with walk-in shower and vanity unit
- Entrance hall and enclosed porch.
- Gas central heating with combination gas boiler
- UPVC sealed unit double glazing
- Drive, hardstanding and garage with electric up and over garage door provide off street parking
- Situated within a quite cul-de-sac with low maintenance front and rear garden with artificial grass and patio





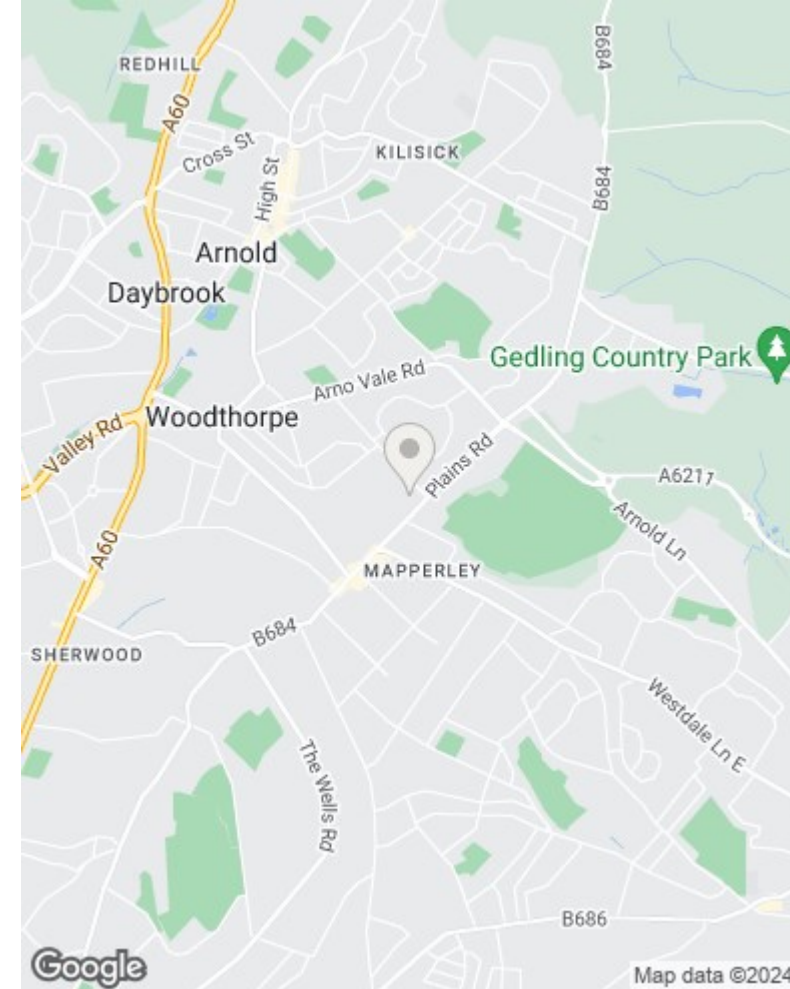


Approximate total area**
95.19 m²
1024.65 ft²

(*) 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:

Freehold

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