



DavidJames
the estate agent

Dale Avenue, Mapperley, Nottingham, NG3 6BU

Guide Price £325,000

About This Property



Available with no upward chain, this spacious detached family home has been cherished by the current vendors for over 65 years and offers a unique opportunity to modernise and create a stunning home. The property features a private driveway and a detached garage, providing ample parking and storage options.

Upon entering through the entrance porch, you are greeted by a spacious hallway leading to two large reception rooms. To the left is the lounge with a large bay window that floods the room with natural light and a feature electric fire. To the right is a second reception room offering versatile use as a dining room or sitting room, with sliding patio doors opening onto the beautiful rear garden.

The kitchen is fitted with an integrated oven and gas hob and benefits from a generous pantry. A large window provides a lovely view of the garden, while a separate door offers access to a hallway that leads directly outside, offering easy access to the garden.

A convenient downstairs WC concludes the accommodation on the ground floor.

Upstairs, the generous landing, illuminated by a large side window, leads to three bedrooms. Two are spacious doubles and the third is a comfortable small double, ideal as a guest room or study. The family bathroom is equipped with a new Triton electric shower over the bath, and a separate WC completes the first floor layout.

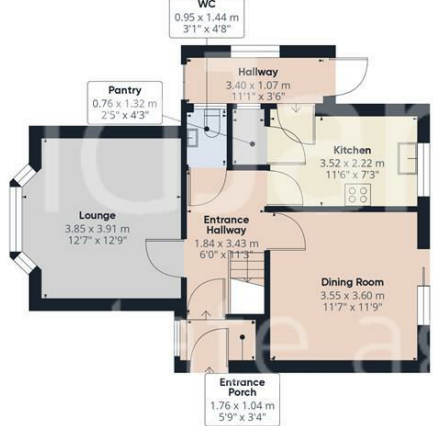
Outside, the private rear garden is a stand out feature of the property with an initial patio area leading to a lush lawn surrounded by a variety of mature trees and shrubs, ideal for family gatherings or simply relaxing in the shade.

The property benefits from a working smoke alarm and a Worcester boiler that has been serviced annually. The loft, accessible from the landing via a ladder, is partially boarded and offers additional storage.

- Spacious detached family home cherished for over 65 years and available with no upward chain
- Private driveway with detached garage
- Three bedrooms including two spacious doubles
- Generous lounge with large bay window and feature electric fire
- Second reception room with patio doors to the rear garden
- Convenient downstairs WC and separate bathroom and WC on the first floor
- Private rear garden with patio and mature landscaping
- Detached garage with space for storage or a workshop
- Quiet residential location with easy access to amenities
- Potential to modernise and add personal touches throughout







Floor 0 Building 1



Floor 1 Building 1

DavidJames
the estate agent

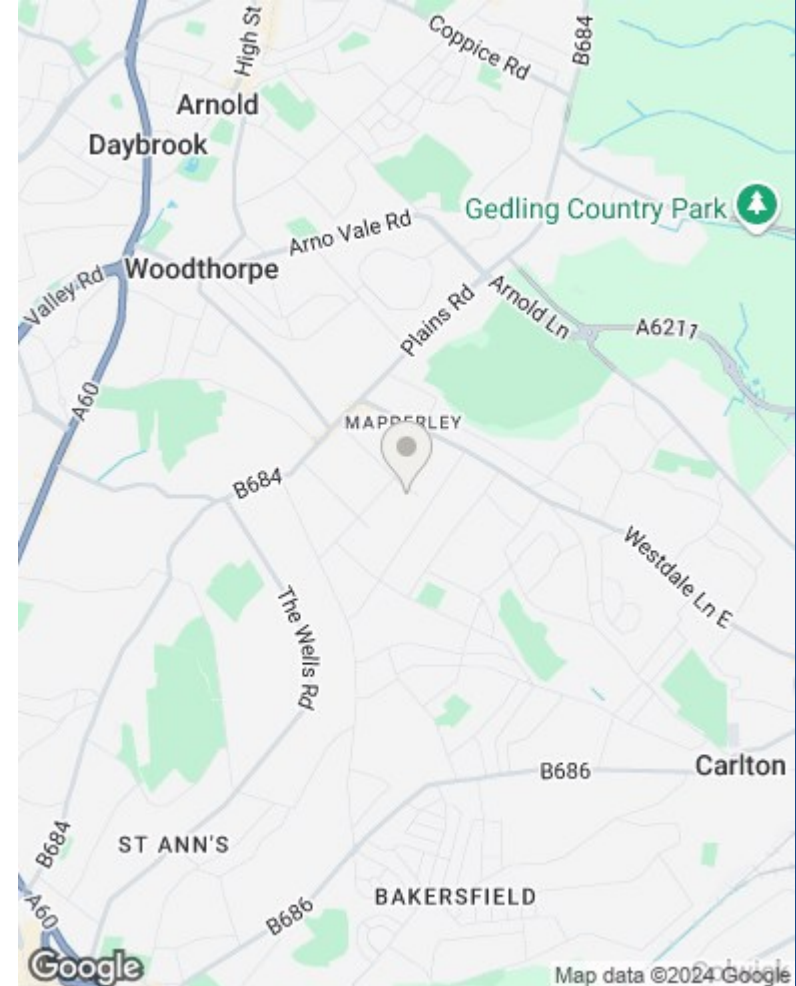
Approximate total area*
92.22 m²
992.65 ft²

(*) 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property. All services, together with electrical fittings or fitted appliances have NOT been tested. All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only. The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing. If you have a property to sell you may wish to take advantage of our free valuation service. David James Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis: W A Barnes Ltd: £60 including VAT. All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average). MoveWithUs Limited: £188 including VAT (average).

Council Tax Band: C
Gedling Borough Council
Freehold

DavidJames
the estate agent

David James Estate Agents
45b Plains Road, Nottingham, NG3 5JU
t: 0115 962 4213 e: mapperley@david-james.com

naea | propertymark
PROTECTED

