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DavidJames
the estate agent

Clipstone Avenue, Mapperley, Nottingham, NG3 5JZ

Guide Price £350,000

About This Property

GUIDE PRICE £350,000 - £375,000. This beautifully updated detached bungalow is located in a quiet residential area of Mapperley, offering a comfortable and stylish living environment. The property boasts two double bedrooms, making it ideal for couples or small families.

The open plan living area is designed for both relaxation and entertaining, featuring a lounge with a fireplace and burner as well as a dining area with bi-fold doors that open onto the rear garden.

The modern kitchen is fitted with sleek handleless gloss units and laminate flooring, complemented by a feature breakfast bar and integrated appliances, including an oven, hob, extractor, and washing machine. The stylish bathroom offers a luxurious feel with its walk-in shower, mains shower system, and a freestanding roll-top bath with ball and claw feet.

Additional features include gas central heating, UPVC double glazing and a large timber-framed studio in the rear garden. The studio is fully insulated, with power, lighting and bi-fold doors, making it a versatile space for work or leisure.

The low-maintenance landscaped rear garden is thoughtfully designed, with gravelled and paved patio areas, an artificial lawn and partial views of the surrounding area. The property also benefits from a double-width gravelled driveway, providing ample off-road parking.

Located within walking distance of Mapperley's amenities, restaurants, and bus routes, this property is perfectly situated for those seeking a blend of convenience and tranquillity.



- Detached bungalow in a quiet residential location which has been updated throughout
- Two double bedrooms
- Open plan living area with lounge having a fireplace with corner and the dining area having bi fold doors to the rear garden
- Kitchen with handleless gloss units, laminate flooring, feature breakfast bar and integrated oven, hob, extractor and washing machine
- Stylish bathroom with tiled flooring, walk-in shower area with mains shower and freestanding roll top bath with ball and claw feet
- Gas central heating, UPVC double glazing
- Large timber framed and insulated studio set within the rear garden with power, lighting and aluminium framed bi-fold doors and windows
- Low maintenance landscaped rear garden with gravelled and paved patio areas, artificial lawn area and partial views across the surrounding area
- Gravelled double width driveway provides off road parking
- Popular location in walking distance of Mapperley's amenities, restaurants and bus routes





Inner Lobby
0.87 x 1.18 m
2'10" x 3'10"

Floor 0 Building 1



Floor 0 Building 2



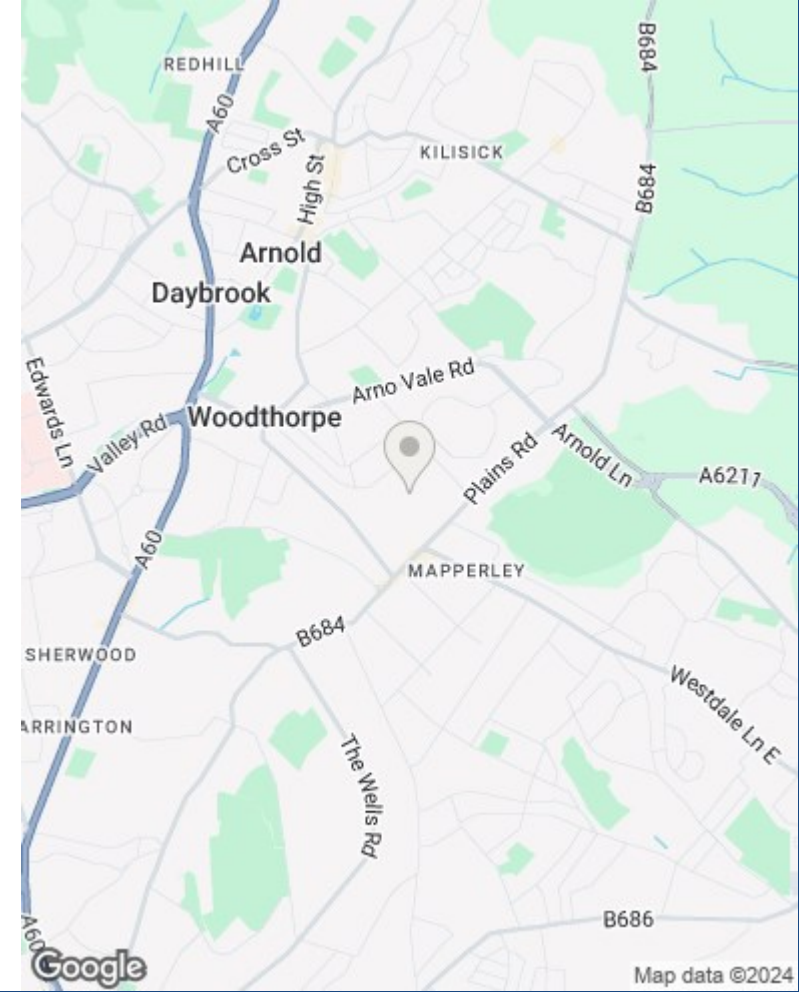
Approximate total area*
101.57 m²
1093.29 ft²

(*) 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.

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Council Tax Band: C
Gedling Borough Council
Freehold

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