



8 Maple Close,
Nottingham, NG12 5DQ

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*** Guide Price £325,000 - £335,000 ***

This well-presented bungalow is a versatile single-storey property offering 2-3 bedrooms, ideal for a range of buyers. The layout provides a bright and spacious living area, a practical kitchen, and flexible accommodation, with the additional room suitable for use as a third bedroom, home office, or dining room.

The property further benefits from a garage, adding valuable storage or secure parking, and a beautifully landscaped rear garden, providing an attractive outdoor space perfect for relaxing or entertaining.

In addition, the bungalow offers excellent potential to extend (subject to the necessary planning permissions), making it an appealing opportunity for those looking to add value or adapt the home to suit their needs. Overall, this property combines comfort, flexibility, and future potential in a desirable and convenient setting

Situated in the highly regarded south Nottinghamshire village of Keyworth, the property is within easy reach of excellent local facilities including shops, schools, churches, a doctors surgery and country park. Mainroad routes and local transport links gives access to neighbouring villages, and to Nottingham City Centre.

Viewing Highly recommended.

Guide Price £325,000





Full Description

This well-presented two bedroom detached bungalow offers comfortable and flexible living accommodation, ideal for those seeking a spacious and easily maintained home.

The property opens with a welcoming porch that leads into a bright kitchen, providing access to all principal rooms. The generous lounge features a large double glazed window that allows for plenty of natural light, neutral decor, and a fitted fireplace (making it a relaxing and inviting space for every-day living). The kitchen is fitted with a range of wall and base units, ample worktop space, integrated appliances (including oven and hob), and a convenient layout that flows from the hallway into a separate dining area/bedroom 3, french doors to the rear garden. Both bedrooms are well-proportioned, with the principal bedroom benefiting from built-in wardrobes and a pleasant outlook, while the second bedroom is suitable for guests, children, or as a home office.

The property also offers a modern family shower room with underfloor heating, a white suite, set in a vanity unit, shower cubicle, and tasteful tiling, as well as additional storage cupboards off the hallway for added convenience.

Double glazing and gas central heating are installed throughout, ensuring comfort and energy efficiency in every season. The bungalow has been thoughtfully maintained and provides excellent potential for extension (subject to necessary consents), with the possibility of creating additional living space to suit changing needs.

A single garage, offering secure storage or parking, while the driveway provides off-road parking for several cars (ideal for families or visitors).

The property is offered with no upward chain, allowing for a straightforward purchase process and early occupation if desired.

This attractive bungalow is suitable for a wide range of buyers, from downsizers to small families, and presents a rare opportunity to acquire a detached home with scope for further enhancement in a sought-after location.

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Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Fraser Brown, Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

DISCLAIMER NOTES

These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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