



2 Dale Avenue, Mapperley, NG3 6BU
Offers Over £220,000



Marriotts



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- Detached 1 bedroom bungalow, refurbished and finished to a high standard
- Lounge diner with stripped wooden floor
- Flush case double glazed windows with monkey tail handles
- Traditional kitchen with Belfast sink and shower room with Burlington fittings
- Bedroom with traditional features and fitted wardrobes
- Driveway providing parking for two cars

This delightful one-bedroom detached bungalow is a true gem. Lovingly refurbished by the current owner, it blends modern décor with charming traditional features, including stripped wooden floors, ceiling roses, decorative cornicing, sash-style windows with monkey-tail handles and column radiators.

The entrance porch leads to a useful storeroom. The traditionally fitted kitchen features a Belfast sink, while the shower room has Burlington fixtures. The light and comfortable living room has a feature fireplace and space for a small dining table, while the bedroom benefits from a panelled feature wall and fitted wardrobes.

Outside, there is a lovely South-East facing rear garden with patio area and a driveway providing off-street parking for two vehicles.

With no upward chain, this lovely little bungalow is ready to move straight into. Some furniture may also be available by separate negotiation.

Perfect for those looking to simplify, declutter or downsize, this beautifully presented and easy-to-manage bungalow offers a wonderful opportunity to enjoy a stylish home without the upkeep of a larger property, in the desirable location of Mapperley.



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Entrance Porch

UPVC double-glazed door leads into an inner porch area, which has a tiled floor, UPVC double-glazed window to the side and houses the gas/electric meter. There is a good-sized storage cupboard which houses the central heating boiler, RCD board and provides space for a washer/dryer.

Kitchen

The kitchen is fitted with traditional cabinets and a solid oak worktop; there is a Belfast sink with a traditional brass mixer tap, an integrated slimline dishwasher, space for a tall fridge freezer and cooker, with a fitted chimney extractor hood. Double-glazed window to the rear, vertical column radiator, tiled floor and doors through to the shower room and lounge.

Shower Room

The shower room is fitted with a Burlington Edwardian style washstand and Burlington toilet, a walk-in shower with traditional chrome & white mains shower and glass screen, traditional heated towel rail, extractor fan, shaving point, tiled floor, double-glazed window to the front and side, and metro-style white wall tiles.

Lounge Diner

The main living space has stripped wood floors, a feature fireplace with tiled hearth and wooden beam above, decorative ceiling rose, double-glazed square bay window with column radiator under and entrance door to the front of the property.

Bedroom

The bedroom has double fitted wardrobes, a panelled feature wall, a stripped wood floor, a decorative ceiling rose and coving, a double-glazed window to the front and a column radiator.

Outside

The front garden is gravelled with mature shrubs and plants, and outdoor lights. From the driveway, a timber gate leads to the rear garden, which has a paved patio seating area, raised lawn, outdoor tap, outdoor plug and security lighting. There is also a concrete hardstanding area which could be utilised by the next owners for a shed, greenhouse or home office building. As part of the refurbishment, the fascia's/soffits and downpipes have also been replaced.

Material Information

TENURE: Freehold

COUNCIL TAX: Gedling - Band B

PROPERTY CONSTRUCTION: Cavity brick

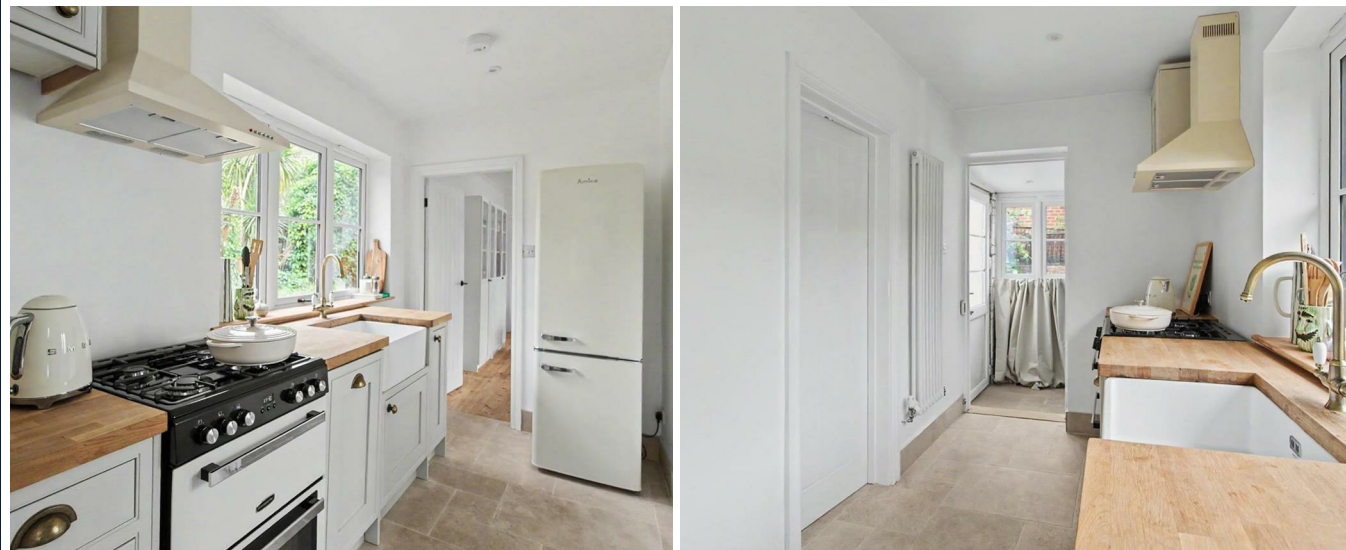
ANY RIGHTS OF WAY AFFECTING PROPERTY: No

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: No

FLOOD RISK: Very low

ASBESTOS PRESENT: No

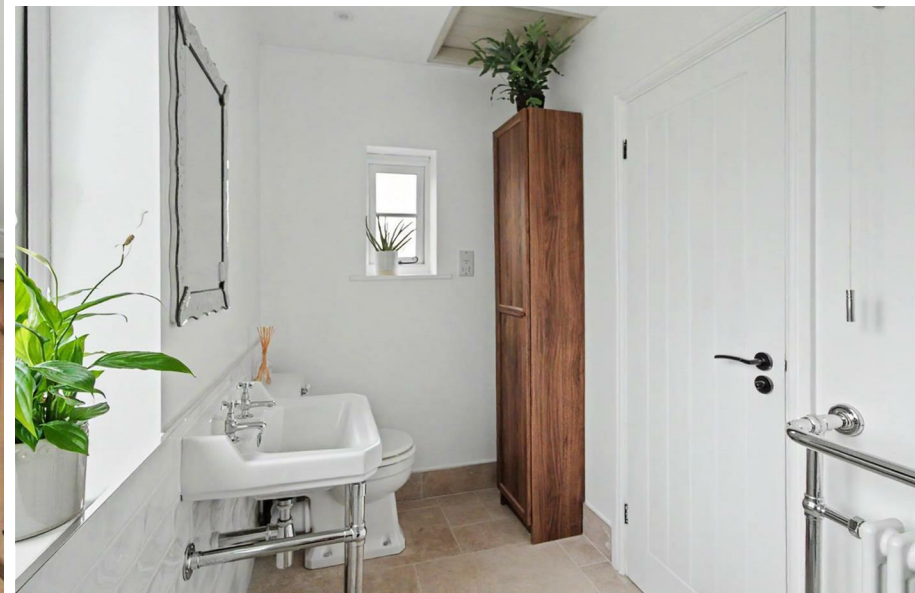
ANY KNOWN EXTERNAL FACTORS: No



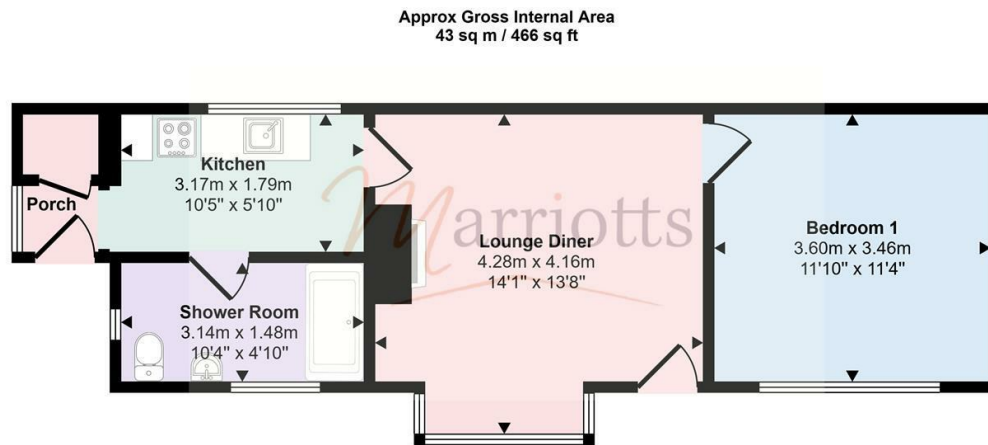




LOCATION OF BOILER: Porch store
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER: Octopus
MAINS ELECTRICITY PROVIDER: Octopus
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER: Yes
BROADBAND AVAILABILITY: Please visit Ofcom -
Broadband and Mobile coverage checker.
MOBILE SIGNAL/COVERAGE: Please visit Ofcom -
Broadband and Mobile coverage checker.
ELECTRIC CAR CHARGING POINT: not available.
ACCESS AND SAFETY INFORMATION: Slopped
driveway to entrance, flat garden to rear







Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Please contact us on **0115 953 6644** should you wish to arrange to view this property or if you require any further information.

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3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.

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