



2 Dale Avenue, Mapperley, NG3 6BU  
£230,000



Marriotts



# 2 Dale Avenue Mapperley, NG3 6BU

- 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 and finished with a perfect mix of modern décor with traditional features, including stripped wooden floors, ceiling roses and decorative cornicing, flush case sash style windows with monkey tail handles and column radiators. Arriving at the property you are greeted by an entrance porch with a store room housing the central heating boiler, and providing space for a washer/dryer. There is a traditionally fitted kitchen which comes complete with a Belfast sink, and the shower room features Burlington fixtures. The heart of the home is the living space, which is both light and comfortable, with a feature fireplace and ample room for a small dining table and chairs. The bedroom has a lovely panelled feature wall and is complete with fitted wardrobes. Step outside to discover a lovely South-East facing rear garden with a patio area, and a driveway providing off-street parking for two vehicles.

With no upward chain, this property is ready to move into without delay - Additionally, some furniture may be available for negotiation. This bungalow is an excellent opportunity for those seeking a peaceful retreat in a desirable location. Don't miss your chance to make this unique property your own.



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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

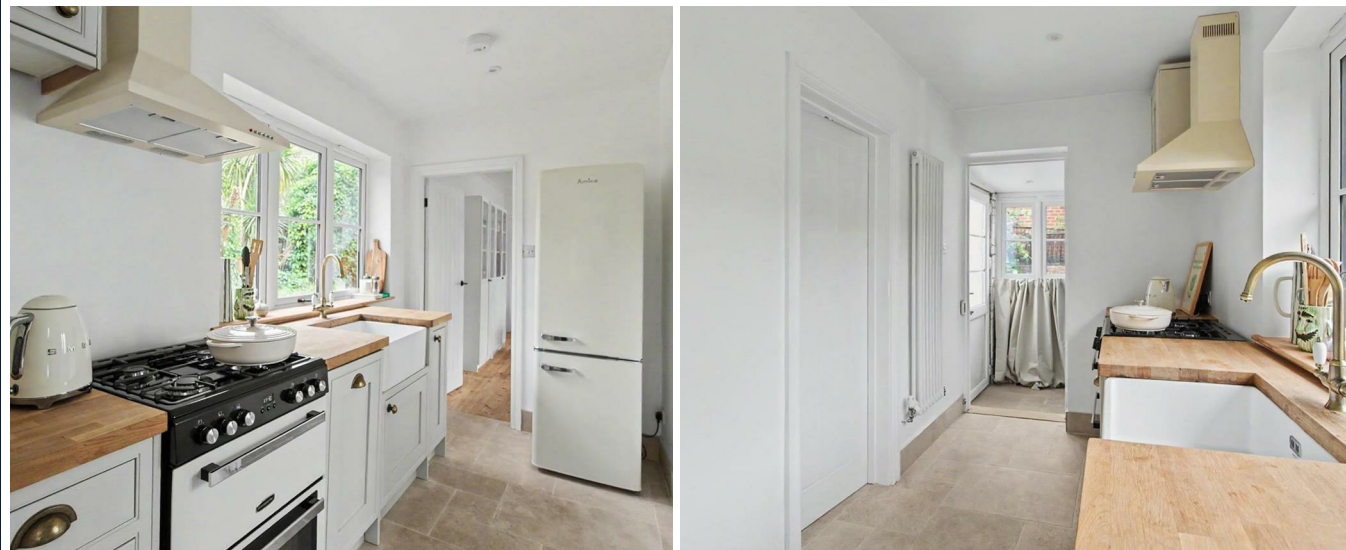
ANY RIGHTS OF WAY AFFECTING PROPERTY: No

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: No

FLOOD RISK: Very low

ASBESTOS PRESENT: No

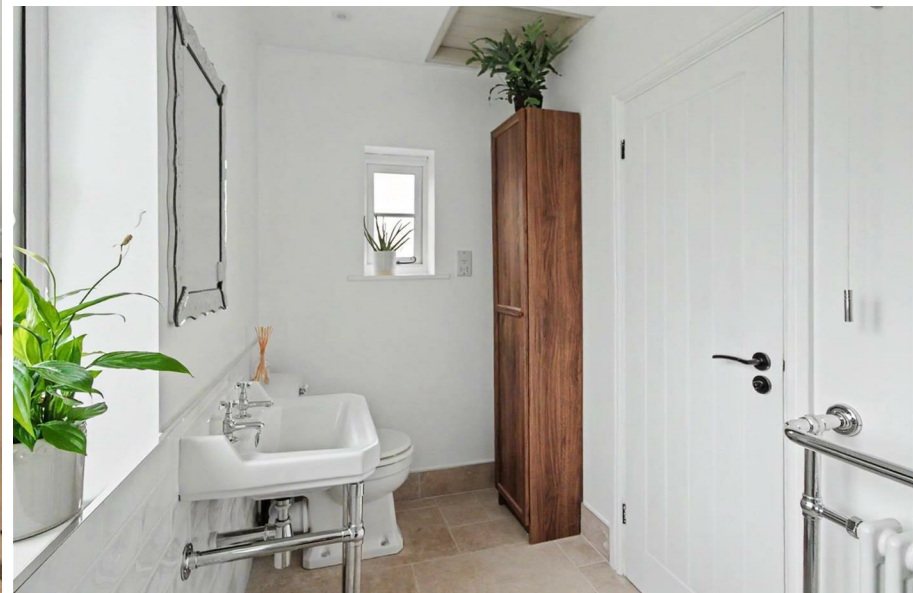
ANY KNOWN EXTERNAL FACTORS: No



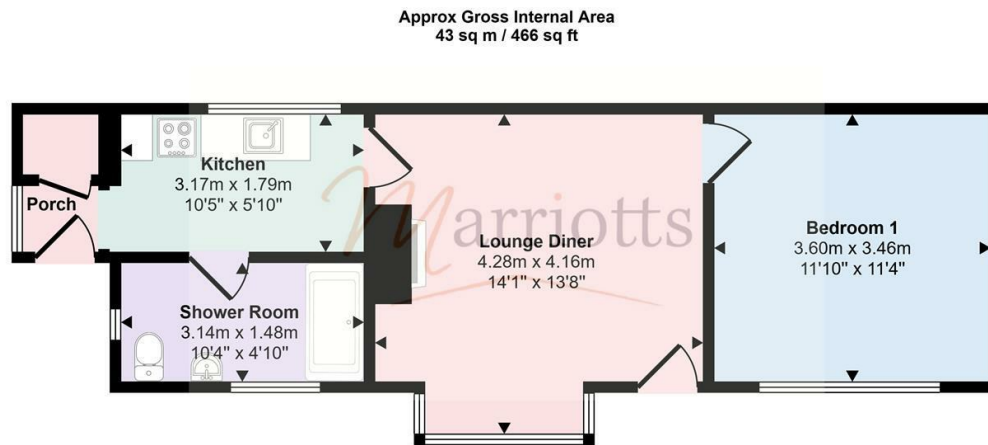




LOCATION OF BOILER: Porch store  
UTILITIES - mains gas, electric, water and sewerage.  
MAINS GAS PROVIDER: Octopus  
MAINS ELECTRICITY PROVIDER: Octopus  
MAINS WATER PROVIDER: Severn Trent  
MAINS SEWERAGE PROVIDER: Severn Trent  
WATER METER: Yes  
BROADBAND AVAILABILITY: Please visit Ofcom -  
Broadband 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: Stopped  
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) <b>A</b>                          |                                                                                                                |           |
| (81-91) <b>B</b>                            |                                                                                                                |           |
| (69-80) <b>C</b>                            |                                                                                                                | <b>74</b> |
| (55-68) <b>D</b>                            | <b>59</b>                                                                                                      |           |
| (39-54) <b>E</b>                            |                                                                                                                |           |
| (21-38) <b>F</b>                            |                                                                                                                |           |
| (1-20) <b>G</b>                             |                                                                                                                |           |
| Not energy efficient - higher running costs |                                                                                                                |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
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