



20 Fernleigh Avenue, Mapperley, NG3 6FL  
£300,000



Marriotts







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**NO CHAIN!** Beautifully presented two-bedroom detached bungalow located on a popular road in Mapperley and within walking distance to Westdale Lane, with bus routes to Nottingham city centre and easy access to Mapperley's vibrant amenities. The spacious accommodation comprises of hallway, modern fitted kitchen with integrated appliances, lounge with doors through to the conservatory, two bedrooms and shower room. The block paved driveway provides ample off street parking to the front and leads to a detached garage. The low maintenance rear garden is block paved and has a large useful outhouse.



## Overview

This beautifully presented two-bedroom detached bungalow offers a perfect blend of comfort and convenience. With no chain involved, this property is ready for you to move in and make it your own.

The bungalow is ideally situated within walking distance of Westdale Lane, providing easy access to bus routes that lead directly to Nottingham city centre. Additionally, the vibrant amenities of Mapperley are just a short distance away, ensuring that you have everything you need right at your fingertips.

Upon entering, you are welcomed by a hallway that leads to a modern fitted kitchen, complete with integrated appliances. The lounge is an inviting space, featuring doors that open into a charming conservatory, ideal for relaxing or enjoying your morning coffee. The property boasts two well-proportioned bedrooms, along with a stylish shower room.

Outside, the block-paved driveway offers generous off-street parking and leads to a detached garage, providing additional storage or workshop space. The low-maintenance rear garden is also block paved, making it an excellent area for outdoor gatherings or simply enjoying the fresh air. A large, useful outhouse adds to the practicality of this delightful property.

This bungalow is a rare find in a sought-after location, making it an excellent opportunity for first-time buyers, downsizers, or anyone looking for a peaceful retreat. Don't miss your chance to view this charming home.

## Entrance

Accessed from the side, the UPVC front door leads into the carpeted hallway, which has a radiator,





## Kitchen

Having been refitted in 2020, the modern kitchen has white high gloss wall and floor cabinets, wood effect worktop, integrated fridge freezer, washing machine, electric oven, grill, gas hob and extractor above. There is a stainless steel sink and mixer tap, wall mounted condensing boiler and UPVC window to the conservatory.

## Lounge

The lounge is carpeted, with a gas fire and surround, two UPVC windows to the side, radiator and patio doors open into the conservatory.

## Conservatory

With fitted manual blinds, carpet, radiator and French doors into the garden

## Inner hallway

From the lounge the inner hall leads to the bedrooms area, it is carpeted and has a full height cupboard which houses the hot water tank.

## Bedroom 1

With fitted wardrobes and dressing table, carpet, radiator and UPVC window to the front.

## Bedroom 2

With fitted wardrobes, carpet, radiator and UPVC window to the front.

## Shower room

The modern shower room is fully tiled with a walk in electric shower and glass screen. Vanity unit with storage under the wash hand basin, toilet and UPVC window to the side.

## Outside

The property is set back from the road with a large block paved driveway providing off street parking for multiple vehicles. Block paved paving continues to the single garage which has an up and over door, power, lights and UPVC window to the rear. The paving continues into the low maintenance rear garden, having built raised beds, green house and a large outside with power and lights.

## Material Information

TENURE: Freehold  
COUNCIL TAX: Gedling borough - Band C  
PROPERTY CONSTRUCTION: 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: Kitchen  
UTILITIES - mains gas, electric, water and sewerage.  
MAINS GAS PROVIDER: E-On  
MAINS ELECTRICITY PROVIDER: E-On  
MAINS WATER PROVIDER: Severn Trent  
MAINS SEWERAGE PROVIDER: Severn Trent  
WATER METER: Yes  
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.









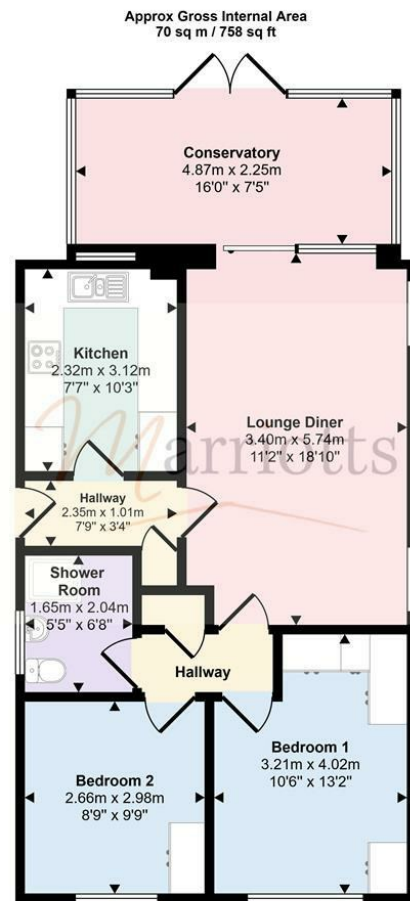


MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.  
ELECTRIC CAR CHARGING POINT: not available.  
ACCESS AND SAFETY INFORMATION: Level access to front, small step to the rear garden










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>		
(55-68) <b>D</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 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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5. Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).

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