



76 Bennett Road, Mapperley, NG3 6BT  
£360,000

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*Marriotts*



# 76 Bennett Road Mapperley, NG3 6BT

- Three bedrooms
- Conservatory with underfloor heating
- Private corner plot
- Two reception rooms
- Multipurpose outbuilding
- Impressive four piece bathroom

An impressive detached bungalow just a short distance from Mapperley's thriving shopping area. Three bedrooms, stunning bathroom with feature 'claw & ball' roll top bath and separate shower cubicle, lounge and separate sitting/dining room, kitchen, conservatory and useful outbuilding/home office!

£360,000



## Overview

Occupying a generous corner plot just a short stroll from Mapperley's vibrant shopping area, this impressive detached bungalow offers beautifully presented, spacious accommodation in a highly sought-after location. With an excellent selection of independent cafés, bars, restaurants, shops and everyday amenities all within easy reach, the property combines convenience with stylish modern living.

Extensively extended and comprehensively refurbished in recent years, the home has been thoughtfully upgraded throughout, including a complete rewire (2016), a full replacement roof (2012), and the addition of a stunning fully glazed conservatory featuring underfloor heating and French doors opening onto a private, low-maintenance landscaped garden.

Designed for both entertaining and relaxation, the rear garden boasts a bespoke brick-built pizza oven and barbeque, a dedicated pergola covered Kadai/fire pit area and attractive hard landscaping, creating an ideal outdoor living space.

A versatile detached outbuilding provides excellent additional accommodation, perfectly suited as a home office, gym, studio or hobby room, complemented by an adjoining internal store room.

Further benefits include a central Smart vacuum system with conveniently positioned vacuum points throughout the bungalow, adding an extra touch of everyday practicality to this superb home. Furthermore, all fitted bedroom furniture is by Woodthorpe Interiors and all blinds and curtains are by Hillarys Blinds.

This is a rare opportunity to acquire a beautifully modernised bungalow in one of Mapperley's most desirable residential locations, so give us a call to arrange a viewing!



### Entrance Porch

With a double-glazed composite front entrance door and windows, patterned tiled floor, light and UPVC double-glazed secondary door to the hallway.

### Hallway

With a chequered tiled floor, radiator and loft hatch with ladder into the roof space, which is partially boarded with light. Doors lead off to the bathroom, bedroom 2, living room, kitchen and the sitting/dining room.

### Living Room

Fireplace recess with a feature pebble effect gas fire, wood laminate flooring with a concealed floor hatch leading to underfloor access, two radiators, two UPVC double glazed side windows and a UPVC double-glazed sliding patio door through to the conservatory.

### Conservatory

With UPVC Argon gas-filled double glazing and fully glazed roof, with fitted roof and window blinds, tiled floor with underfloor heating and double doors to the side.

### Kitchen

A range of wall and base units with Shaker style doors and granite effect worktops with an inset one-and-a-half bowl matching composite sink unit and drainer. Gas cooker point, brushed steel extracted canopy, plumbing for a washing machine, tiled floor, LED downlights, radiator and wall mounted WorcesterBosch combination gas boiler installed approximately 2020 and serviced in October 2025. UPVC double-glazed window and door leading to the side.

### Bedroom 2

Built-in three-door wardrobe, matching fitted desk with drawers and matching bedside cabinets. Grey wood effect laminate flooring, radiator, ceiling downlights and UPVC double-glazed front window.

### Bathroom

The suite consists of a feature 'claw & ball' roll top bath with shower mixer, and a feature slate effect aqua board wall with illuminated vanity shelf. Separate large cubicle with matching slate effect aqua boarding, fixed head rain shower and a second mixer. Dual flush toilet and wash basin with vanity cupboards and LED illuminated vanity mirror, anthracite ladder tower rail, grey wood effect laminate flooring, LED downlights, extractor fan and UPVC double-glazed front window.

### Sitting Room

With access to an inner lobby and two further bedrooms and with UPVC double-glazed rear and side windows and a radiator.

### Inner Lobby

With doors to both bedrooms and a cupboard housing the Smart vacuum system cylinder.

### Bedroom 1

UPVC double-glazed front window, radiator and built-in double wardrobe.

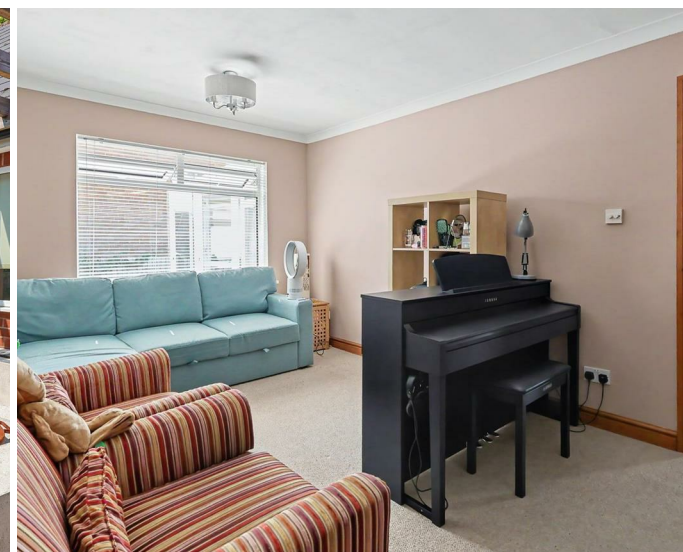
### Bedroom 3

Fitted double wardrobe, separate dropdown desk, wood laminate flooring, radiator and UPVC double glazed rear window.

### Outside

The front is a spacious pressed concrete courtyard driveway with double gates leading to the side, where there is an outside tap and double doors leading to a bike store. Footpath then leads to the rear of the bungalow, and a door leads into the detached multi-purpose outbuilding, which is insulated and has an RCD board, Velux window, light and power, with a door leading to further storeroom at the rear. To the rear of the property, the garden is paved and has raised timber sleeper bedding, wall lighting, feature concealed LED step lighting, a pergola-covered Kadai/fire pit, outside power points, water feature and a brick-built pizza oven and barbeque.

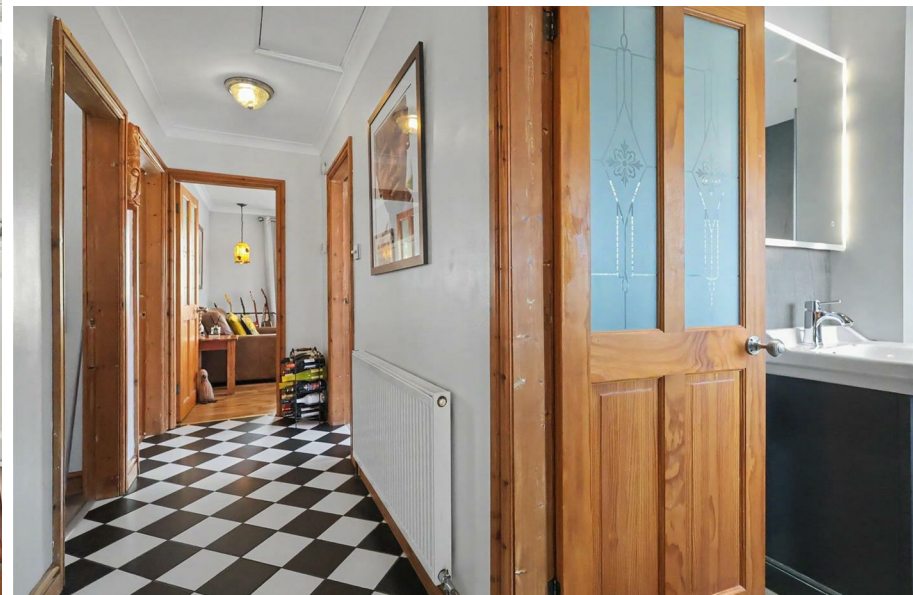
### Material Information



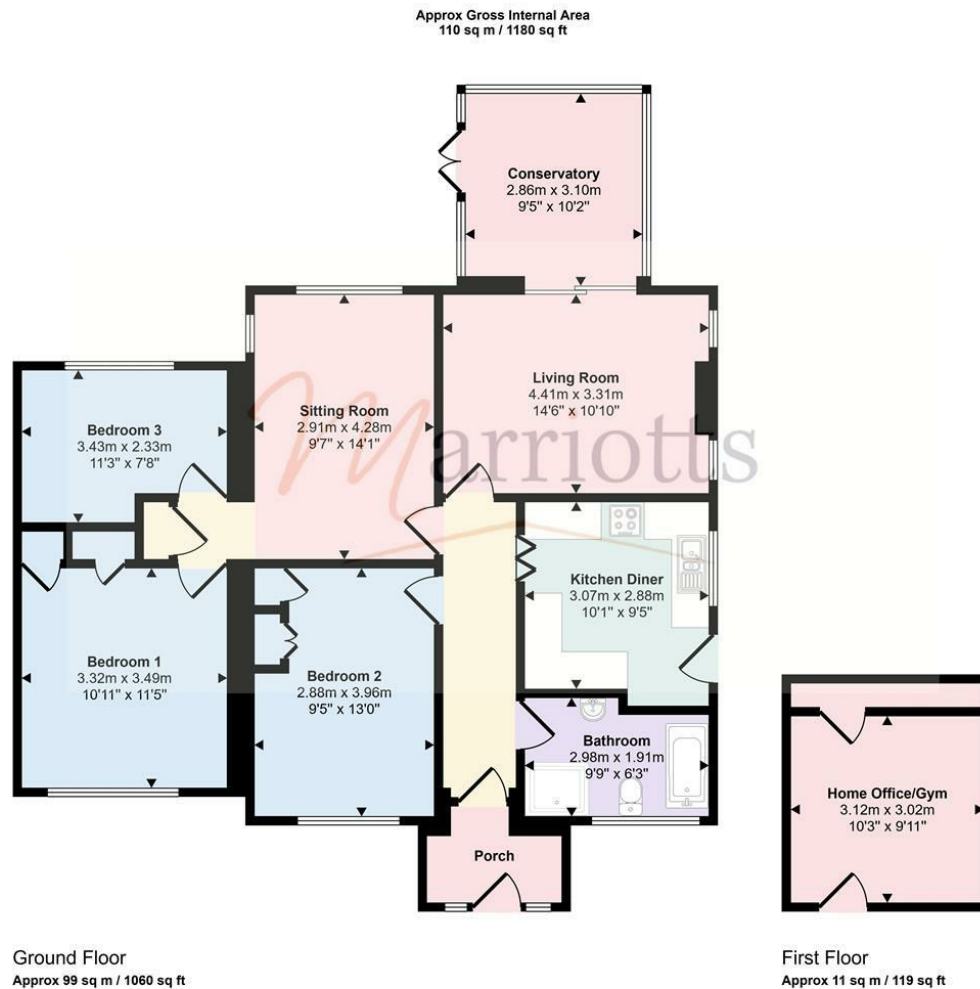




TENURE: Freehold  
 COUNCIL TAX: Gedling Borough Council - Band C  
 PROPERTY CONSTRUCTION: Solid brick with cavity brick extension  
 ANY RIGHTS OF WAY AFFECTING PROPERTY: no  
 CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no  
 FLOOD RISK: very low  
 ASBESTOS PRESENT: n/k  
 ANY KNOWN EXTERNAL FACTORS: n/k  
 LOCATION OF BOILER: kitchen  
 UTILITIES - mains gas, electric, water and sewerage.  
 MAINS GAS PROVIDER: Utility Warehouse  
 MAINS ELECTRICITY PROVIDER: Utility Warehouse  
 MAINS WATER PROVIDER: Severn Trent  
 MAINS SEWERAGE PROVIDER: Severn Trent  
 WATER METER: no  
 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







| 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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