



11 Maycroft Gardens, Thorneywood, NG3 6JW

£240,000



Marriotts







# 11 Maycroft Gardens

## Thorneywood, NG3 6JW

- Two double bedrooms
- Detached single garage
- Cul-de-sac location
- Open plan lounge & kitchen
- Entrance hall extension
- Ample parking

An impressive refurbished detached bungalow situated at the head of a cul-de-sac with ample parking, detached garage, extended entrance hall, two double bedrooms, feature open plan living/dining room and a lovely fitted kitchen!

£240,000



### Overview

Tucked away at the end of the cul-de-sac of Maycroft Gardens, this charming detached bungalow offers a perfect blend of modern living and comfort. Recently fully refurbished by the current owners, the property boasts a fresh and inviting atmosphere, enhanced by a newly added front entrance hall that welcomes you into the home.

The heart of this delightful bungalow is its bright open-plan living, dining and kitchen area, designed to create a spacious and airy environment ideal for both relaxation and entertaining. The layout has been thoughtfully altered to maximise natural light, making it a warm and inviting space.

The inner hallway features built-in cupboards, providing convenient storage for household essentials such as your ironing board and vacuum cleaner, ensuring that the living areas remain clutter-free. And there are two generously sized double bedrooms, each equipped with built-in open-fronted wardrobes and shelving, and the bathroom has also been upgraded.

Outside, the property provides parking for up to four vehicles, including a detached garage, making it an excellent choice for those with multiple vehicles.





### Entrance Hall

With vaulted ceiling, UPVC double-glazed front window and side door, electric panel heater, wood laminate flooring, and UPVC double-glazed door leading through to the lounge diner.

### Lounge Diner

The lounge area has a wall-mounted feature electric fire with a solid Oak mantle, UPVC double glazed front window and radiator. The dining area has built-in floor-to-ceiling shelved cupboards with soft close doors, a radiator, UPVC double glazed side window and flows through to the kitchen.

### Kitchen

Also refurbished with a range of wall and base units with soft close doors in gloss white with wood effect worktops and an inset stainless steel sink unit and drainer with tiled splashback. Brushed steel trim electric oven and four-ring halogen hob, with brushed steel and glass extractor canopy. Plumbing for washing machine, LED downlights, radiator, UPVC double glazed window and door to the side and pocket door through to the inner hallway.

### Inner Hallway

Built-in four-door part shelved cupboards, loft hatch with ladder into a partly boarded roof space which houses the gas boiler.

### Bedroom 1

UPVC double glazed rear window, radiator and fitted open-fronted wardrobes with shelving.

### Bedroom 2

UPVC double-glazed rear window, radiator and fitted open-fronted wardrobes and shelving.

### Bathroom

With fully tiled walls, patterned tile effect floor covering and LED downlights. The suite consists of a bath with a folding glass screen and chrome main shower, a wash basin and concealed cistern dual flush toilet set into a vanity surround with cupboards and quartz effect top. Chrome ladder towel rail, and UPVC double glazed side window.

### Outside

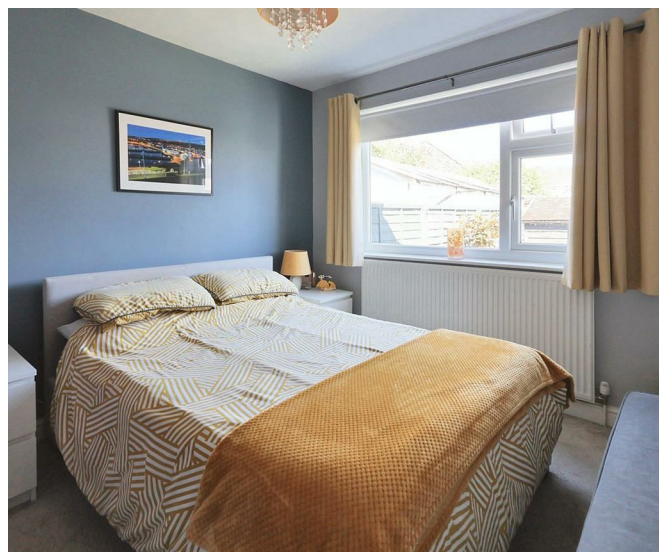
To the front of the bungalow, there is a tarmac car standing with shrub borders, a block edged tarmac driveway with double wrought iron gates leads to the side of the property where there's an outside tap and halogen security light leading to a detached concrete sectional garage. The rear garden is made up of artificial grass and grey sandstone paved patio/seating area, along with corner decking and a garden shed with power, light, and RCD board.

### Material Information

TENURE: Freehold

COUNCIL TAX: Nottingham City Council - Band B

PROPERTY CONSTRUCTION: Cavity Brick









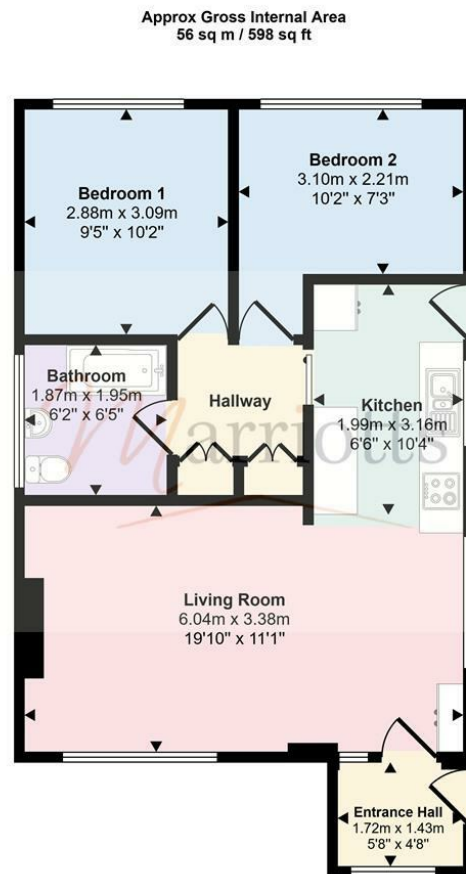


ANY RIGHTS OF WAY AFFECTING PROPERTY: TBC  
 CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: TBC  
 FLOOD RISK: TBC  
 ASBESTOS PRESENT: Not known  
 ANY KNOWN EXTERNAL FACTORS: TBC  
 LOCATION OF BOILER: In the loft  
 UTILITIES - Mains gas, electric, water and sewerage.  
 MAINS GAS PROVIDER: British Gas  
 MAINS ELECTRICITY PROVIDER: British Gas  
 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: Flat at the front and 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>72</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>28</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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41 Plains Road, Mapperley, Nottingham, NG3 5JU  
0115 953 6644  
sales@marriotts.net

www.*Marriotts*.net

