Robert Ellis

look no further. . .

Kenrick Road
, Nottingham NG3 6HQ

FOUR/FIVE BEDROOM DETACHED
DORMER BUNGALOW IN MAPPERLEY

Asking Price £300,000 Freehold

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** GUIDE PRICE £325,000 - £350,000 **

A spacious and versatile four bedroom detached dormer bungalow situated in the highly sought-after area of Mapperley, Nottingham, offering well-proportioned accommodation throughout and excellent potential for further enhancement.

The property is entered via a welcoming entrance hallway, providing access to a range of flexible living spaces. The lounge is positioned to the rear of the property and benefits from a feature fireplace and sliding patio doors opening onto the garden, creating a bright and inviting living area. The kitchen is fitted with a range of wall and base units, with ample worktop space and room for appliances, offering scope for modernisation to suit individual tastes.

The accommodation is thoughtfully arranged, with multiple bedrooms providing flexibility for family living. To the ground floor are well-sized bedrooms, along with an additional room that could be utilised as a home office or additional single bedroom. A modern shower room with walk-in shower and a separate WC add convenience to the layout.

To the first floor, further bedrooms are complemented by useful eaves storage as well as an additional shower room, making this an ideal setup for growing families or those requiring additional space.

Externally, the property sits on a generous plot, with a driveway to the front providing off-road parking and access to the rear. The enclosed rear garden is mainly laid to lawn with a paved patio area and a range of mature trees and shrubs, offering a private and established outdoor space.

Offering a fantastic opportunity for buyers to personalise and add value, this property combines space, location and potential, making it an ideal purchase for a variety of buyers.

Entrance Hallway
UPVC double glazed entrance door to the front elevation, staircase leading to the first floor landing, wall mounted radiator, picture rail, doors leading off to:

Bedroom One
11'1" x 12'1" approx (3.4 x 3.7 approx)
UPVC double glazed window to the front elevation, wall mounted radiator, built-in storage, carpeted flooring.

Bedroom Two
11'5" x 12'1" approx (3.5 x 3.7 approx)
UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring, built-in storage cupboard.

Office/Bedroom Five
9'2" x 9'10" approx (2.8 x 3.0 approx)
UPVC double glazed window to the side elevation, wall mounted radiator, carpeted flooring.

WC
5'10" x 2'7" approx (1.8 x 0.8 approx)
UPVC double glazed window to the side elevation, WC, tiling to the walls, wall mounted radiator.

Shower Room
9'2" x 6'6" approx (2.8 x 2.0 approx)
UPVC double glazed window to the side elevation, a range of base units with worksurfaces over incorporating a handwash basin with mixer tap, heated towel rail, walk-in shower enclosure with mains fed shower over, tiling to the walls.

Kitchen
13'5" x 13'9" approx (4.1 x 4.2 approx)
A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap, space and point for a cooker, extractor hood, space and point for a fridge freezer, space and point for a washing machine, wall mounted radiator, UPVC double glazed windows to the rear and side elevations, UPVC double glazed door to the side elevation, tiled splashbacks.

Lounge
13'9" x 13'9" approx (4.2 x 4.2 approx)
UPVC double glazed sliding doors to the rear elevation, fireplace, wall mounted radiator.

First Floor Landing
Carpeted flooring, doors leading off to:

Bedroom Three
12'5" x 14'5" approx (3.8 x 4.4 approx)
UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring, storage to the eaves.

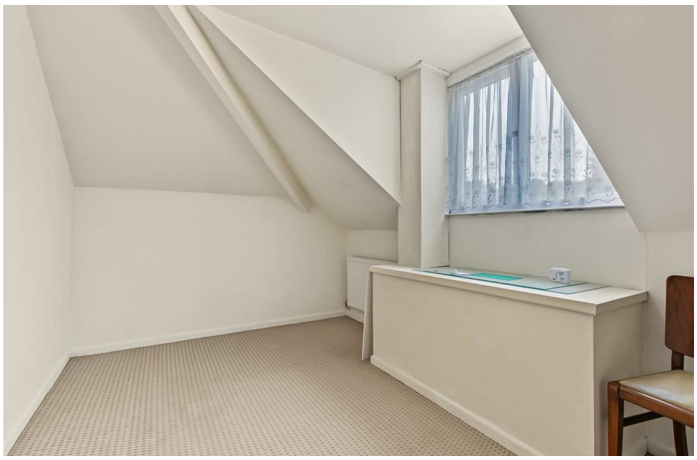
Bedroom Four
8'10" x 12'1" approx (2.7 x 3.7 approx)
UPVC double glazed window to the rear elevation, wall mounted radiator, carpeted flooring, built-in storage.

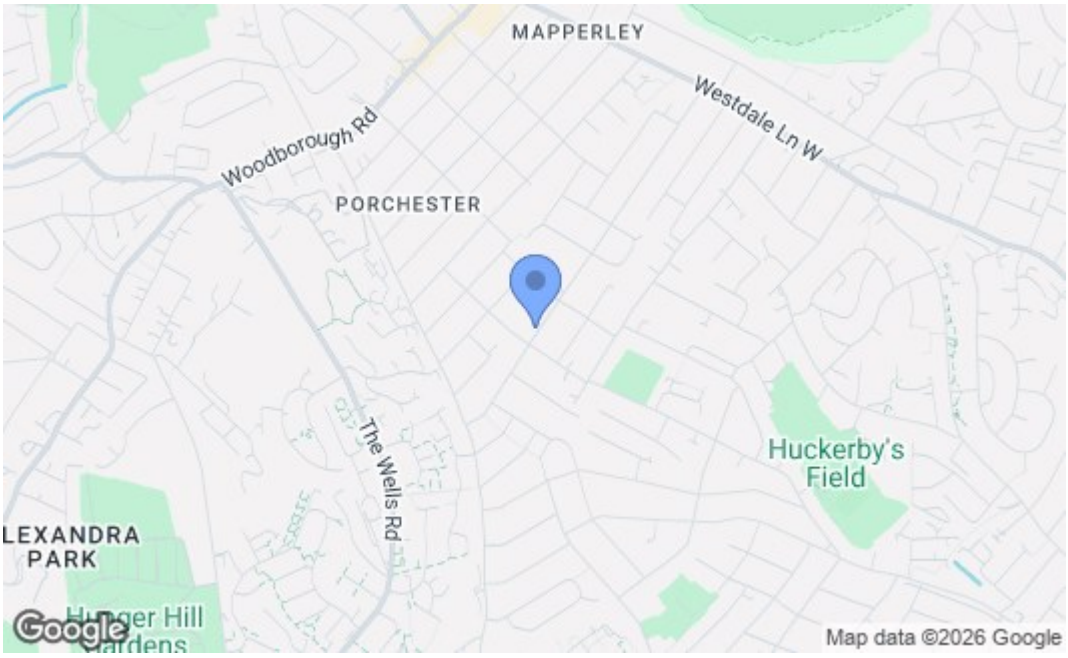
Outside

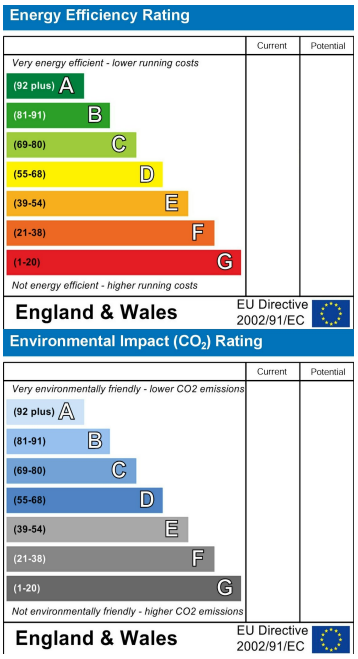
Front of Property
To the front of the property there is a driveway providing off the road parking, side access to the rear of the property, fencing and hedging to the boundaries.

Rear of Property
To the rear of the property there is an enclosed rear garden with paved patio area leading to a lawned area, shed, a range of mature plants and shrubbery planted to the borders, hedging to the boundaries, side access to the front of the property.

Agents Notes: Additional Information
Council Tax Band: C
Local Authority: Gedling
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 4mbps Ultrafast 1800mbps
Phone Signal: 02, Vodafone, EE, Three
Sewage: Mains supply
Flood Risk: No flooding in the past 5 years
Flood Defences: No
Non-Standard Construction: No
Any Legal Restrictions: No
Other Material Issues: No







These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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