



**DavidJames**  
the estate agent

**Shortcross Avenue, Woodthorpe/Mapperley Border, Nottingham,  
NG7 5WV**  
**Guide Price £250,000**

# About This Property

We are pleased to present this charming detached bungalow which is offered to the market with no upward chain and set back from the roadside, offering a tranquil retreat for those seeking the comfort and convenience of single-storey living! The residence is a prime opportunity for those looking to infuse their personal touch into a space and takes advantage of an excellent location in a sought-after area, just a stone's throw from Mapperley Top's vibrant array of shops, eateries and seamless bus connections to Nottingham City Centre.

Upon entering, you're greeted by a welcoming entrance hall, complete with a handy cloaks cupboard. The heart of the home is undoubtedly the superb open plan lounge/dining room/kitchen, enhanced by a fitted kitchen featuring a breakfast bar and integrated appliances including a double oven, hob, dishwasher, fridge, and freezer. The versatile conservatory adds an extra layer of living space, perfect for various uses.

Sleeping arrangements are covered by three bedrooms, the first two boasting an assortment of fitted wardrobes, while the main bedroom comes with the luxury of an en-suite shower room. Complementing the bedrooms is a further bathroom which is fitted with a three-piece suite.

Further benefits include gas central heating from the Worcester boiler, UPVC double glazing and a burglar alarm for added security.

Outside, the courtyard-style front garden is thoughtfully designed for low maintenance and the rear garden boasts a lawn complemented by practical timber outbuildings.

The generous driveway provides off-street parking and leads to a garage which offers power, lighting and convenient pedestrian access to the side.



- Detached bungalow
- Unique location set back from the roadside
- Ideal for those seeking single-storey living
- Offered to the market with no upward chain
- Superb open plan lounge/dining room/kitchen
- Versatile conservatory
- Three bedrooms (main bedroom with en-suite)
- Bathroom with three-piece suite
- Courtyard-style front garden and lawned rear garden
- Generous paved driveway and garage providing off-street parking





Floor 0 Building 1



Floor 0 Building 2

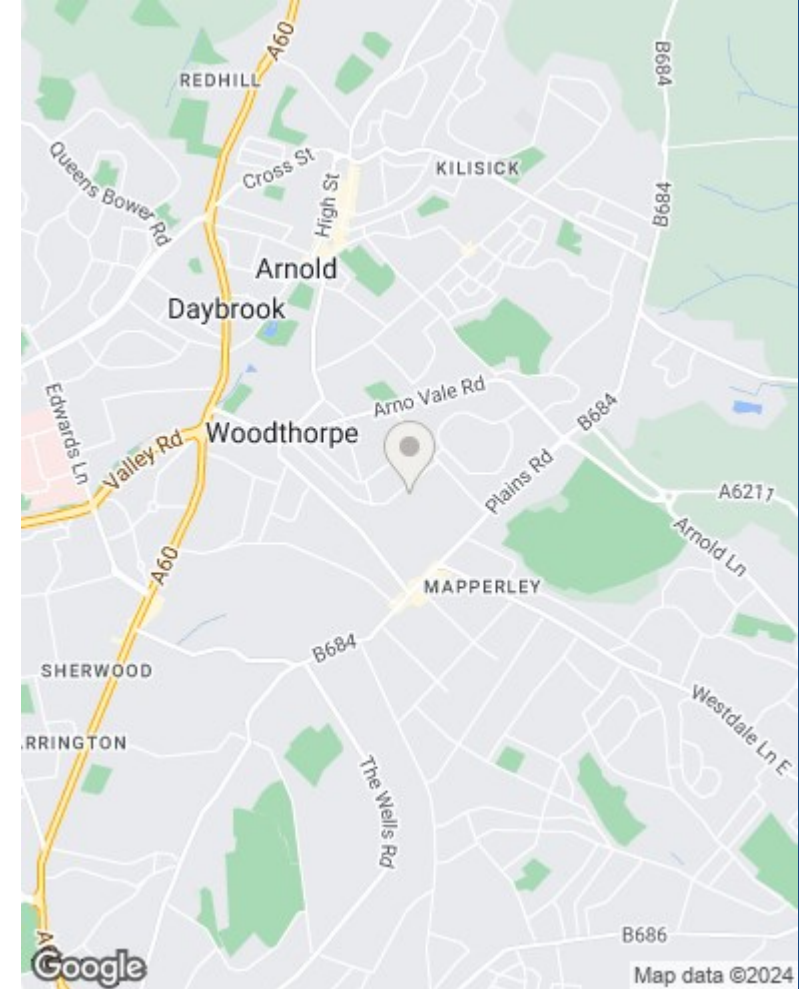


Approximate total area<sup>®</sup>  
101.8 m<sup>2</sup>  
1095.81 ft<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Map data ©2024

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property. All services, together with electrical fittings or fitted appliances have NOT been tested. All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only. The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing. If you have a property to sell you may wish to take advantage of our free valuation service. David James Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis: W A Barnes Ltd: £60 including VAT. All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average). MoveWithUs Limited: £188 including VAT (average).

**Council Tax Band:**

**Freehold**

**DavidJames**  
the estate agent

David James Estate Agents  
45b Plains Road, Nottingham, NG3 5JU  
t: 0115 962 4213 e: mapperley@david-james.com

