



 4

 2

 1

 D

**DavidJames**  
the estate agent

**Marshall Hill Drive, Mapperley, Nottingham, NG3 6FS**

**Guide Price £290,000**

## About This Property

GUIDE PRICE £300,000-£325,000 Discover the potential of this deceptive and versatile 3/4 bedroom chalet-style detached bungalow! Whilst requiring work, this property is offered with no upward chain and is a canvas awaiting your personal touch - perfectly situated within easy reach of Mapperley's amenities! Step inside to find a good-sized lounge featuring a fireplace and bay window, separate dining room and a fitted kitchen boasting integrated appliances, including an oven, gas hob and extractor as well as a freestanding dishwasher and under-counter fridge. Convenience continues with a separate utility cupboard for your washing machine. The four piece bathroom suite, complete with a separate shower cubicle, also benefits from a towel radiator and electric shower. Step outside to a generous, low maintenance rear garden which incorporates a variety of patio areas and a useful shed. Secure parking is provided by a gated driveway which in turn leads to the garage. A wonderful opportunity to acquire a versatile home with huge potential - viewing is highly recommended!

- Deceptive and versatile chalet-style detached bungalow
- Convenient proximity to Mapperley's amenities
- 3/4 bedrooms (additional sitting room/bedroom 2)
- Work required but with lots of potential
- Good-sized lounge with feature fireplace and bay window
- Separate dining room
- Well equipped fitted kitchen with integrated appliances
- Bathroom with four piece suite including separate shower cubicle
- Generous low maintenance rear garden
- Gated driveway and garage provide off-street parking





DavidJames

DavidJames  
the estate agent



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
136.42 m<sup>2</sup>  
1468.41 ft<sup>2</sup>

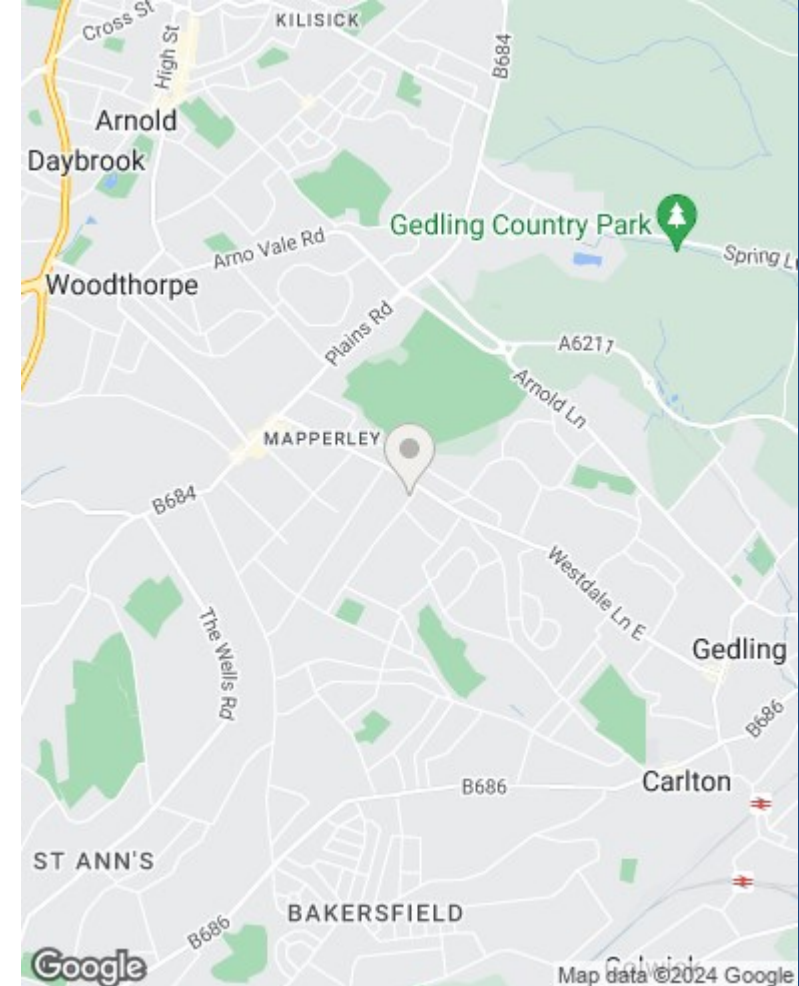
Reduced headroom  
12.40 m<sup>2</sup>  
133.46 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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



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: D**  
**Gedling Borough Council**  
**Freehold**

**DavidJames**  
the estate agent

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

