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**DavidJames**  
the estate agent

**Pendle Crescent, Mapperley, Nottingham, NG3 3EZ**

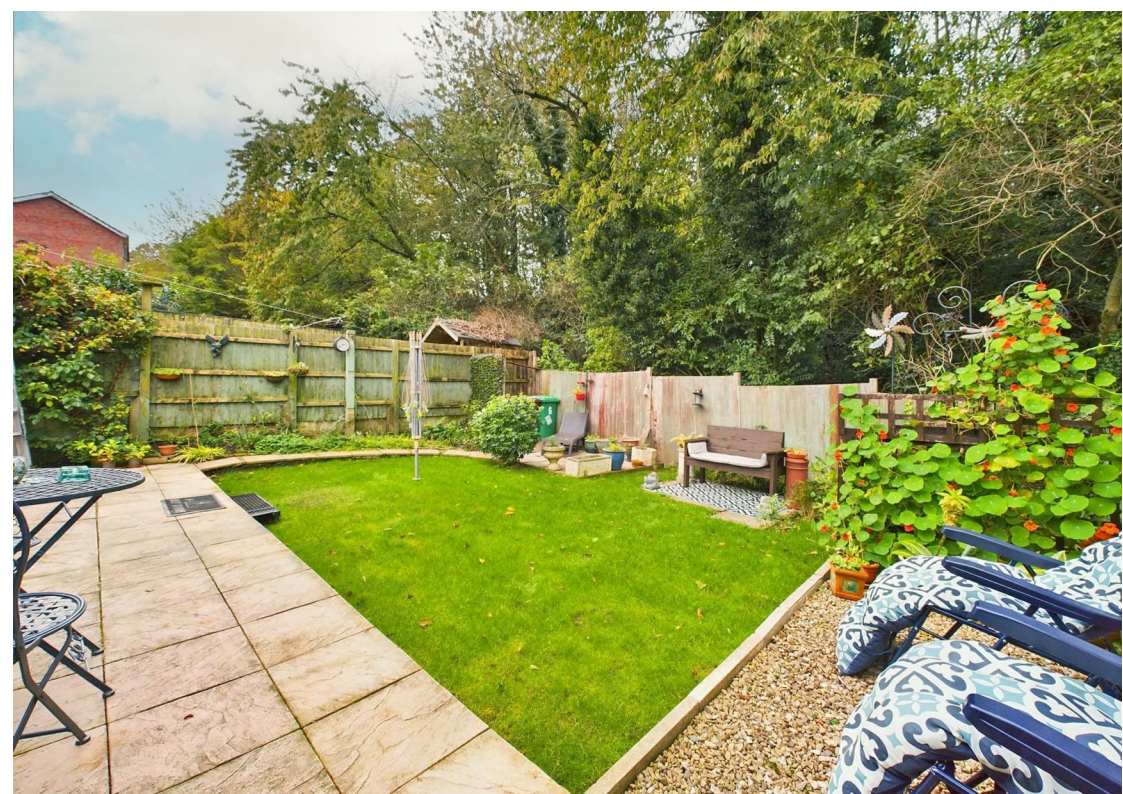
**Guide Price £200,000**

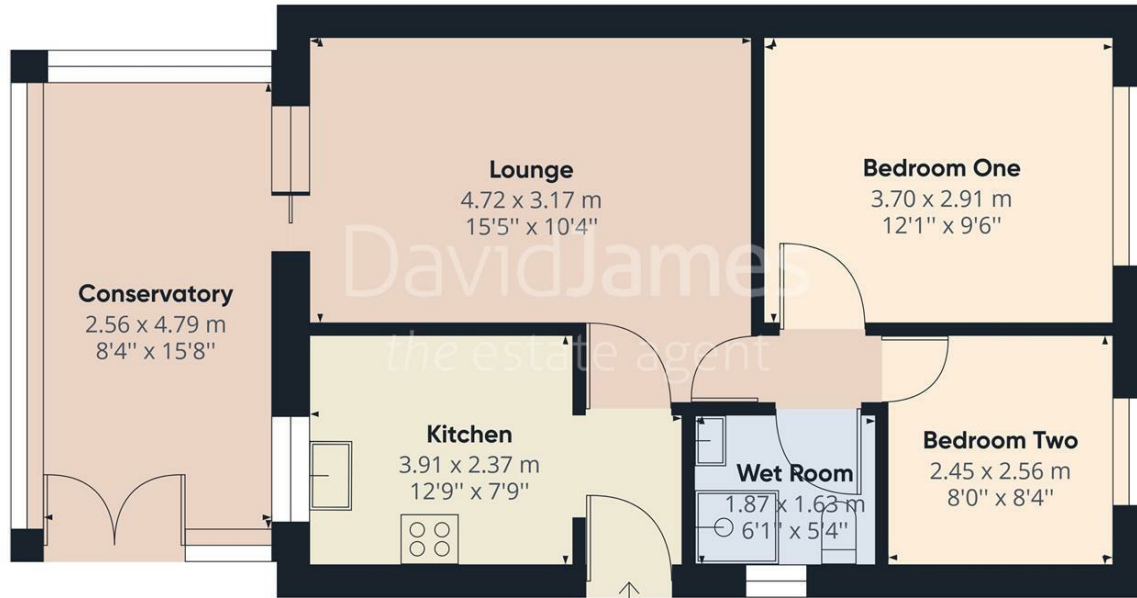
## About This Property

Recently redecorated and boasting new plush carpets, this detached bungalow is the epitome of move-in-ready single storey living! Situated a convenient distance from the vibrant Nottingham City Centre, this home offers the perfect blend of city accessibility and tranquil living. A spacious lounge provides ample relaxation space, seamlessly flowing into a versatile conservatory adorned with French doors to the garden. Culinary enthusiasts will appreciate the modern kitchen, equipped with integrated appliances such as an electric oven, hob with extractor and microwave, complemented with space for a freestanding fridge/freezer. The property also offers 2 bedrooms as well as a wet room with a white suite and a newly-fitted electric shower. Outdoors, a generous garden beckons, complete with a patio seating area. Rounding off this enticing package is a driveway spacious enough to accommodate multiple vehicles.

- Detached bungalow
- Recently redecorated with new carpets
- Ideal for ready-made single storey living
- Spacious and inviting lounge
- Versatile conservatory with French doors
- Modern kitchen with integrated appliances
- Two bedrooms
- Wet room equipped with a new electric shower
- Generous garden with feature patio seating area
- Driveway for multiple vehicles





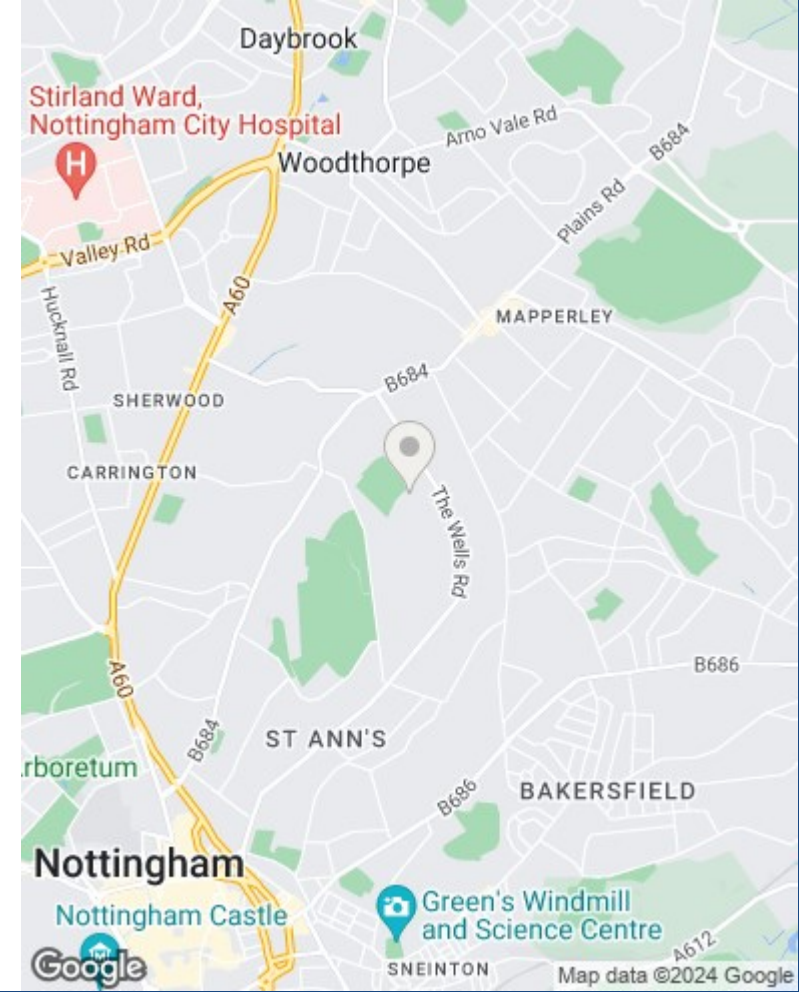


Approximate total area<sup>(1)</sup>  
60.61 m<sup>2</sup>  
652.43 ft<sup>2</sup>

(1) 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.

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**Council Tax Band: B**  
**Nottingham City 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

