

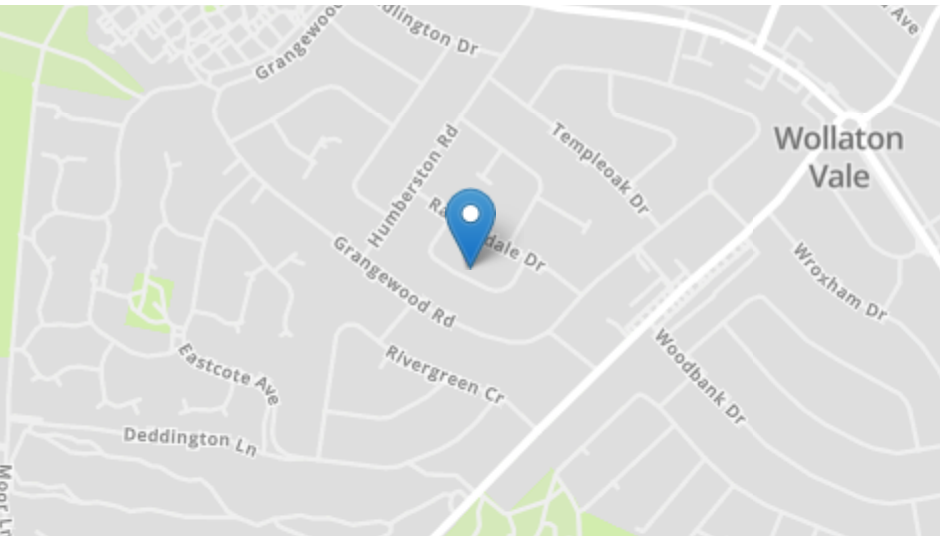
Mapledene Crescent, NG8 2SS

Offers Over £375,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	58	83
England, Scotland & Wales	EU Directive 2002/91/EC	



- Detached Bungalow
- 2 Double Bedrooms
- 2 Reception Rooms
- Conservatory
- Off Road Park & Garage
- South West Facing Rear Garden
- Desirable Location
- Ease of Access to Nottingham City Centre
- No Upward Chain

Our Seller says....

want to view?
Call us on 0115 938 5577
Our lines are open 8am - 8pm
7 Days a week
or email
mail@watsons-residential.co.uk
Ref - 28535735

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY
www.watsons-residential.co.uk

0115 938 5577
8am-8pm - 7days



*****DOWNSIZE WITHOUT THE COMPROMISE***** Located in the sought after area of Wollaton, close to Nottingham city centre, along with Wollaton park and excellent transport links, brought to the market with no upward chain. Benefiting from two reception rooms, two double bedrooms, a garage, and south-west facing rear garden. Briefly comprising; entrance porch, hallway, two double bedrooms, shower room, kitchen, dining room, lounge, conservatory, garage. Outside, a driveway to the front providing off road parking, and to the rear is a generous south-west facing garden. Located in Wollaton, the famous park is on your doorstep, along with a range of shops, and access to Nottingham city centre. Contact Watsons to arrange a viewing.

Entrance Hall

Entrance door to the front, 2 uPVC double glazed windows to the front, door to the entrance hall.

Entrance Hall

Radiator and doors to the lounge, kitchen, both bedrooms and shower room.

Lounge

4.99m x 4.87m (16' 4" x 16' 0") UPVC double glaze bay window to the front, radiator, feature fire place with inset space for electric fire. Open to the dining room.

Dining Room

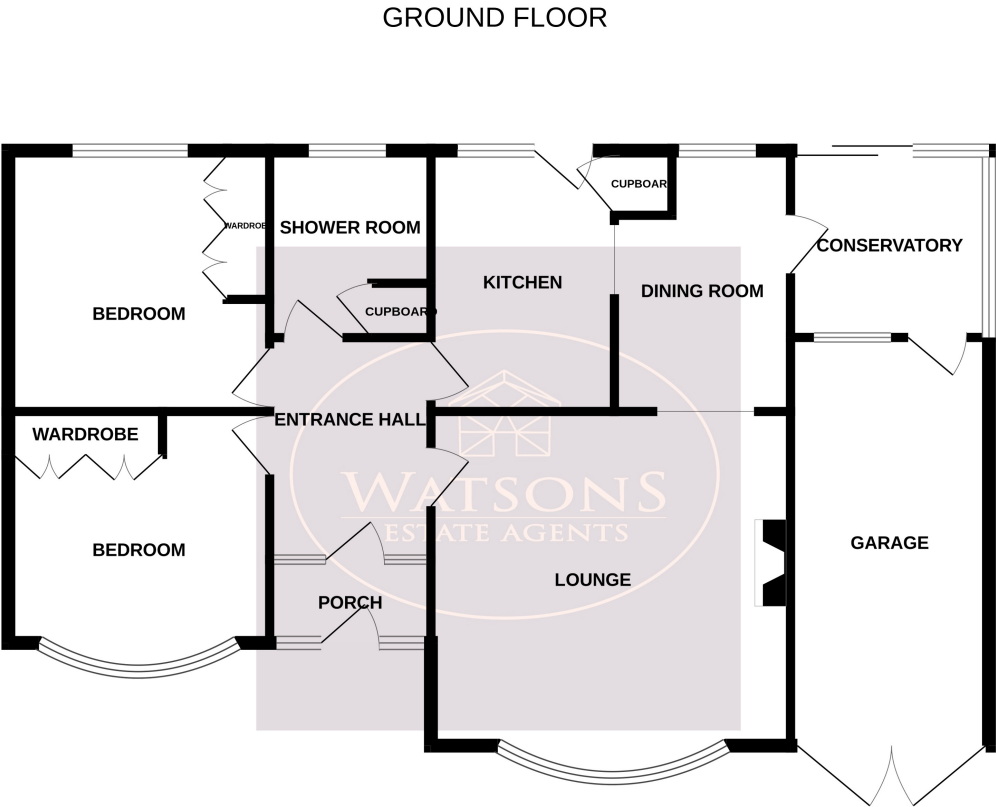
3.65m x 2.32m (12' 0" x 7' 7") UPVC double glazed window to the rear, radiator, wood effect laminate flooring, open to the kitchen and door to the conservatory.

Kitchen

3.44m x 2.54m (11' 3" x 8' 4") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated electric oven & gas hob with extractor over. Plumbing for washing machine, wood effect laminate flooring, uPVC double glazed window to the rear, radiator, door to the pantry and door to the rear garden.

Conservatory

2.85m x 2.57m (9' 4" x 8' 5") Brick & uPVC double glazed construction, tiled flooring and door to the rear garden.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Bedroom 1

3.47m x 3.31m (11' 5" x 10' 10") UPVC double glazed window to the rear, fitted wardrobes and radiator.

Bedroom 2

3.78m x 3.37m (12' 5" x 11' 1") UPVC double glazed bay window to the front, fitted wardrobes and radiator.

Shower Room

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle. Radiator, tiled flooring, access to the attic (fully boarded) and obscured uPVC double glazed window to the rear.

Outside

To the front of the property is a turfed lawn and flower bed borders with a range of mature plants & shrubs. A block paved driveway provides ample off road parking leading to the integral single garage with double wooden doors and power. The South West facing rear garden comprises a block paved patio seating area, turfed lawn, flower bed borders with a range of mature plants, shrubs and trees and timber built shed. The garden is enclosed by timber fencing to the perimeter with gated access to the side.