







Guide Price £290,000-£300,000

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Breckhill Road  
Mapperley  
Nottingham  
NG3 5JP

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EPC Rating 'D'

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Modern detached bungalow in a popular location! In brief the accommodation comprises a porch, entrance hallway, kitchen, living room, conservatory, two bedrooms and family bathroom. There is a block paved driveway and landscaped garden to the rear. Viewings are highly recommended to appreciate the size of accommodation on offer. This property is in a popular, established residential area close to a wide range of amenities including schools, shops and public transport links as well as recreational and leisure facilities.







#### UPVC DOUBLE GLAZED DOOR TO-

#### PORCH

Polycarbonate ceiling and tiled flooring,

#### ENTRANCE HALLWAY

Door with stained glass window, radiator, engineered wooden flooring, doors to two bedrooms, family bathroom and kitchen.

#### MASTER BEDROOM

12' 10" into bay window x 11' 8" to back of wardrobes (3.92m x 3.56m)

uPVC double glazed bay window to the front, laminate flooring and radiators.

#### BEDROOM TWO/ DINING ROOM

11' 7" into alcove x 10' 6" (3.54m x 3.22m)

uPVC double glazed window to the front, laminate flooring and radiators.

#### FAMILY BATHROOM

Three piece bathroom suite comprising a low level WC, pedestal sink with mixer tap, bath with shower over, partly tiled walls, engineered wooden flooring and a opaque uPVC double glazed window to the side.

#### KITCHEN

14' 6" x 8' 11" (4.44m x 2.73m)

uPVC double glazed window to the side, two windows to the rear, space for fridge and freezer, integrated pyrolytic oven, gas hob, extractor fan, stainless steel sink with mixer, tiled flooring, movable island radiator and door to -

#### CONSERVATORY

24' 5" to widest point x 9' 5" to widest point (7.46m x 2.89m)

uPVC double glazed windows and two uPVC double glazed French doors, dwarf walls, polycarbonate roof, built in cupboards, housing for a for washer and dryer. Wooden flooring

#### LIVING ROOM

10' 11" x 11' 11" (3.33m x 3.64m)

uPVC double glazed window to the side. French doors, radiators, electric fire with feature surround and engineered wooden flooring.

#### WORKSHOP

with double doors power and lighting.

#### OUTSIDE

To the front of the property is a block paved driveway and access to a gate and useful workshop. To the rear of the property there is a laid to lawn landscaped garden with numerous seating areas, raised beds and a pond. There are also three sheds.



Tenure: Freehold

Council Tax Band C

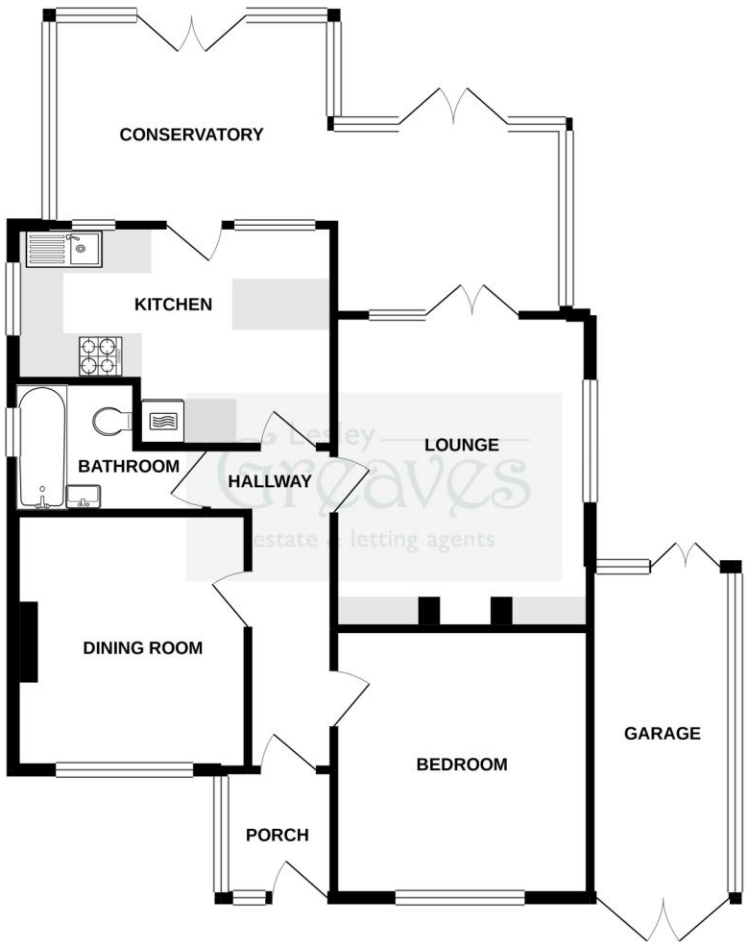
Local Authority: Gedling Borough Council

Property Directions:

From our office at Mapperley Top proceed across into Breckhill Road where the property can be found a short distance along on the left hand side identified by our for sale board.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64   D	80   C
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
1012 sq.ft. (94.0 sq.m.) approx.



TOTAL FLOOR AREA : 1012 sq.ft. (94.0 sq.m.) approx.

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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Gedling

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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