



## 5 Cheadle Close, Mapperley - NG3 6FR

Guide Price £400,000 - £425,000

DavidJames  
the estate agent



## 5 Cheadle Close

Mapperley, Nottingham

GUIDE PRICE £400,000-£425,000 Beautiful chalet-style bungalow in a cul-de-sac close to Mapperley's amenities! 4 beds, spacious lounge/diner, sun room, kitchen and a private garden with parking!

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Beautifully-presented chalet-style detached bungalow
- Cul-de-sac location close to Mapperley's vibrant amenities
- Welcoming entrance hall and porch with a working burglar alarm system
- Bright and spacious lounge/dining room with a feature stove effect electric fire
- Superb southerly-facing sun room with garden access
- Fitted breakfast kitchen with integrated cooking appliances
- Four versatile bedrooms (two ground floor and two first floor)
- Modern fully-tiled shower room with a three-piece suite
- Fantastic southerly-facing gardens incorporating feature patio seating areas
- Driveway and garage provide off street parking







Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

117.87 m<sup>2</sup>

1268.77 ft<sup>2</sup>

**Reduced headroom**

1.48 m<sup>2</sup>

15.9 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**



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