



Rowland Avenue,
Mapperley, Nottingham
NG3 6BZ

£310,000 Freehold



Guide Price £310-315,000

Robert Ellis is delighted to present this fantastic, fully renovated two-bedroom detached bungalow, offering a move-in ready experience with no additional work required. Situated just a short distance from Mapperley's excellent range of local shops, restaurants, bars, and frequent bus services to the city centre, this property combines convenience with modern, single-storey living.

The bungalow has been meticulously upgraded throughout, featuring high-specification fixtures and fittings that create a consistent and impressive finish in every room. Upon entering, the welcoming entrance hall leads into a spacious lounge, which is enhanced by dual aspect windows that flood the room with natural light, creating a warm and inviting atmosphere.

The newly-fitted kitchen is a true highlight of the property. It boasts a vaulted ceiling with a Velux window, integrated appliances, and exquisite Italian marble flooring. This design not only adds elegance but also ensures practicality, making it a joy to use. The two well-proportioned bedrooms are complemented by modern decor, offering comfortable and stylish living spaces.

The contemporary shower room is equally impressive, featuring a large walk-in shower, Italian marble flooring, and a tall towel radiator, all of which add a touch of luxury to the home. Outside, the low-maintenance rear garden includes a paved seating area, perfect for alfresco dining and entertaining, easily accessed through French doors from the kitchen. The front of the property benefits from a newly laid driveway, providing ample parking for multiple vehicles.

Additional storage is available in the renovated cellar, a practical addition to this already impressive home. The property has also undergone a complete re-wire, a new roof installation, and the addition of a brand new boiler with a warranty, ensuring peace of mind for the new owners.

This stunning bungalow is perfect for those looking to move straight in without the need for any further work. Robert Ellis is proud to offer this remarkable home, so book your viewing today to fully appreciate the quality and attention to detail that make this property truly special.



Entrance Hallway

12'4 x 3'6 approx (3.76m x 1.07m approx)

With a modern double glazed composite door to the front, LVT flooring, wall mounted radiator, recessed spotlights to the ceiling, loft access hatch, internal panelled doors to:

Living Room

11' x 11' approx (3.35m x 3.35m approx)

UPVC double glazed windows to the side and rear, LVT flooring, ceiling light point, wall mounted radiator.

Dining Kitchen

11'11 x 7'5 approx (3.63m x 2.26m approx)

With a range of matching wall and base units incorporating laminate work surfaces over, integrated stainless steel sink with swan neck mixer tap, integrated oven with ceramic hob over and built-in extractor fan, integrated microwave, integrated fridge freezer, integrated washing machine, UPVC double glazed window to the rear and UPVC double glazed French doors to the side. Vaulted ceiling with recessed spotlights and Velux window providing natural daylight, feature large format tiling to the floor and a modern vertical feature radiator.

Bedroom 1

10'5 x 9' approx (3.18m x 2.74m approx)

UPVC double glazed window to the front, wall mounted radiator, ceiling light point, LVT flooring.

Bedroom 2

10'10 x 9'10 approx (3.30m x 3.00m approx)

UPVC double glazed window to the front, wall mounted radiator, LVT flooring, ceiling light point.

Bathroom

6'9 x 7'2 approx (2.06m x 2.18m approx)

UPVC double glazed window to the rear, Velux roof light, spotlights to the ceiling, magnificent three piece suite comprising of a walk-in shower enclosure, pedestal wash hand basin, low flush w.c., heated towel rail, wet room tiling to the floor, tiling to the walls and extractor fan.

Outside

To the front of the property there is a block paved

driveway providing off the road vehicle hard standing, rendered wall to the front with low maintenance gravelled garden and gated pathway to the front entrance door. Courtyard garden to the side, secure gated access to the front, feature patio area with up and down lighters, additional access to the rear with further storage, outside tap and fencing to the boundaries.

Council Tax

Gedling Borough Council Band B

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 1mbps Superfast 69mbps

Ultrafast 1000mbps

Phone Signal – Three, O2, Vodafone, EE

Sewage – Mains supply

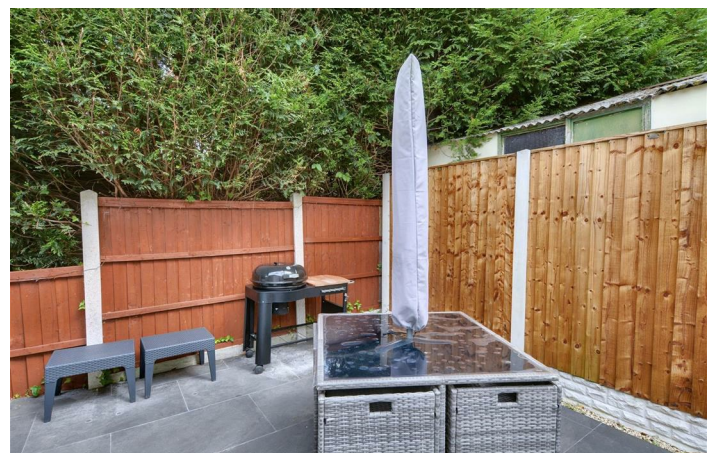
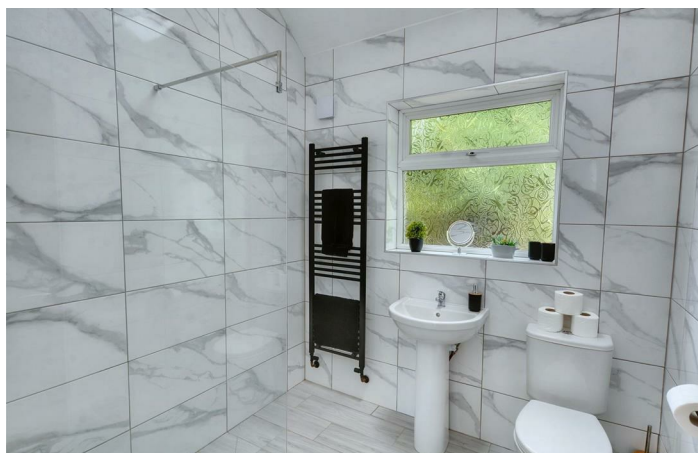
Flood Risk – No, surface water very low

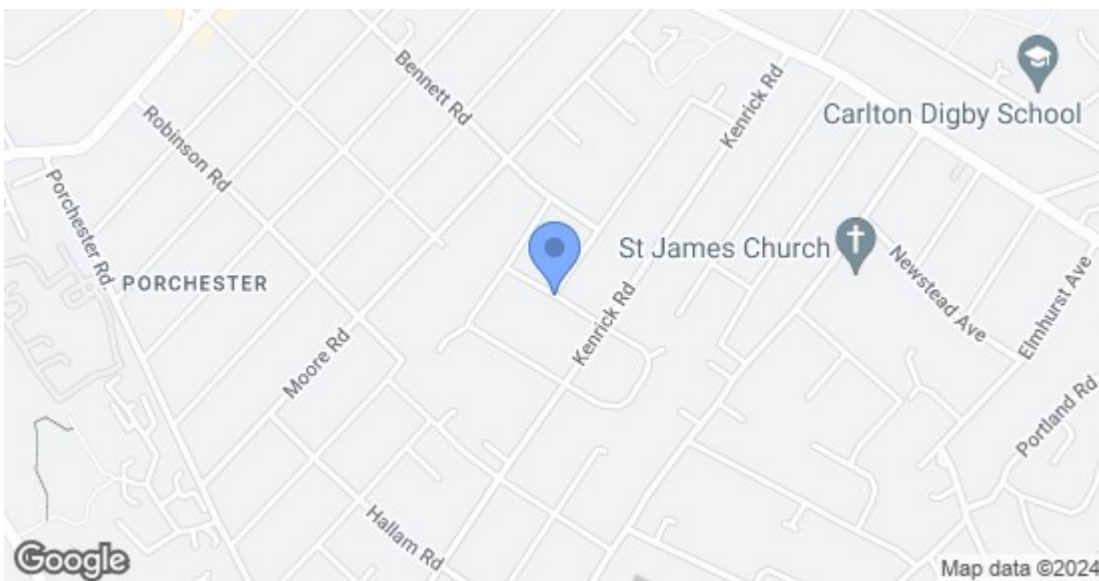
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		74	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.