Robert Ellis

look no further. . .

Henley Gardens
Stapleford, Nottingham NG9 8NQ

AN INTERNALLY ADAPTED TWO/THREE BEDROOM DETACHED BUNGALOW OFFERED FOR SALE WITH NO UPWARD CHAIN.

£250,000 Freehold

ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET WITH NO UPWARD CHAIN THIS INTERNALLY ADAPTED (WAS THREE) NOW TWO BEDROOM DETACHED BUNGALOW SITUATED WITHIN THIS POPULAR AND ESTABLISHED CUL DE SAC LOCATION OF OTHER SIMILAR TYPE PROPERTIES CONSTRUCTED IN THE MID TO LATE 1980'S.

The property is offered for sale with NO UPWARD CHAIN and benefits from gas fired central heating from combination boiler, double glazing, gated off-street parking, front and rear gardens, and detached garage with electrically operated remote control door.

Internally, the accommodation is on one level and comprises an entrance hallway, spacious lounge/diner, breakfast kitchen, inner hallway, two bedrooms, (what was bedroom three) now dining room/office space, and walk-in wet room.

The property is located in a cul de sac of other similar age and design bungalows within easy reach of nearby amenities such as Hickings Lane Medical Centre, Hickings Lane and Bramcote parks, the shops and services within the nearby town centre and further afield to Beeston. There is also easy access to good nearby transport links and networks such as the A52, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

We believe that the property would make an ideal downsize opportunity. We highly recommend an internal viewing.

ENTRANCE HALL
6'0" x 3'6" (1.83 x 1.07)
uPVC panel and double glazed front entrance door, radiator, useful cloaks/storage cupboard with shelving, hanging rail and electricity consumer box, door to lounge/diner.

LOUNGE/DINER
23'1" x 12'0" (7.05 x 3.67)
Double glazed box bay window to the front, two radiators, media points, wall light points, feature Adam-style fire surround incorporating marble insert and hearth housing gas fire, door to kitchen and door to inner lobby.

BREAKFAST KITCHEN
14'4" x 7'11" (4.37 x 2.43)
Equipped with a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating counter-level inset single sink and draining board with mixer tap. Fitted counter-level hob with extractor over, in-built eye level oven, plumbing for washing machine and slimline dishwasher, space for full height fridge/freezer, breakfast bar area, radiator, tiled floor, double glazed window to the side with fitted blinds, uPVC panel and double glazed exit door to driveway, boiler cupboard housing the Baxi gas fired combination boiler (for central heating and hot water purposes) with useful shelving, and radiator. Sliding glazed door to dining room/bedroom three.

INNER HALLWAY
4'9" x 4'8" (1.46 x 1.44)
Doors to both bedrooms, dining room and wet room. Loft access point with pull down loft ladder.

BEDROOM ONE
12'11" x 9'6" (3.95 x 2.90)
Double glazed window to the rear, radiator, TV point and fitted mirror fronted sliding door wardrobes.

BEDROOM TWO
10'5" x 9'11" (3.20 x 3.04)
Double glazed French doors opening out to the rear garden, radiator and coving.

DINING ROOM/BEDROOM THREE
9'3" x 7'8" (2.84 x 2.35)
Sliding glazed door to kitchen, double glazed window to the side, radiator and coving.

WET ROOM
7'10"x 5'6" (2.40x 1.69)
Walk-in shower area with Mira Advance electric shower, wash hand basin and push flush WC. Anti-slip flooring, wall mounted chrome heated ladder towel radiator, fully tiled walls, spotlights, extractor fan and double glazed window to the side (with fitted blinds).

OUTSIDE
To the front of the property there is the start of the tarmac driveway which provides off-street parking and leads through the wrought iron gates to the left hand side of the property providing further secure off-street parking towards the garage and rear garden. The front garden is designed for ease of maintenance being predominantly decorated with gravel stone and chippings, and then has a pathway to the front entrance door.

REAR GARDEN
The rear garden is designed for ease of maintenance being predominantly paved offering a raised planted flowerbed housing a variety of mature bushes and shrubbery, and decorative gravel stone chippings. Within the garden there is a timber summerhouse and personal access door into the rear of the garage. The rear garden also offers gated access to the driveway and an external lighting point.

DETACHED GARAGE
15'0" x 8'1" (4.58 x 2.48)
Electrically operated shutter style front garage door, power, lighting, side door and window.

DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. At the bend in the road, turn right onto Hickings Lane and proceed past the entrance to the park. Look for and take an eventual left hand turn onto Braddon Avenue, then take the first left onto Churchdale Avenue. At the "T" junction, turn left onto Winterbourne Drive and then take the left turn into the cul de sac of Henley Gardens. The property can then be found on the left hand side, identified by our For Sale board.

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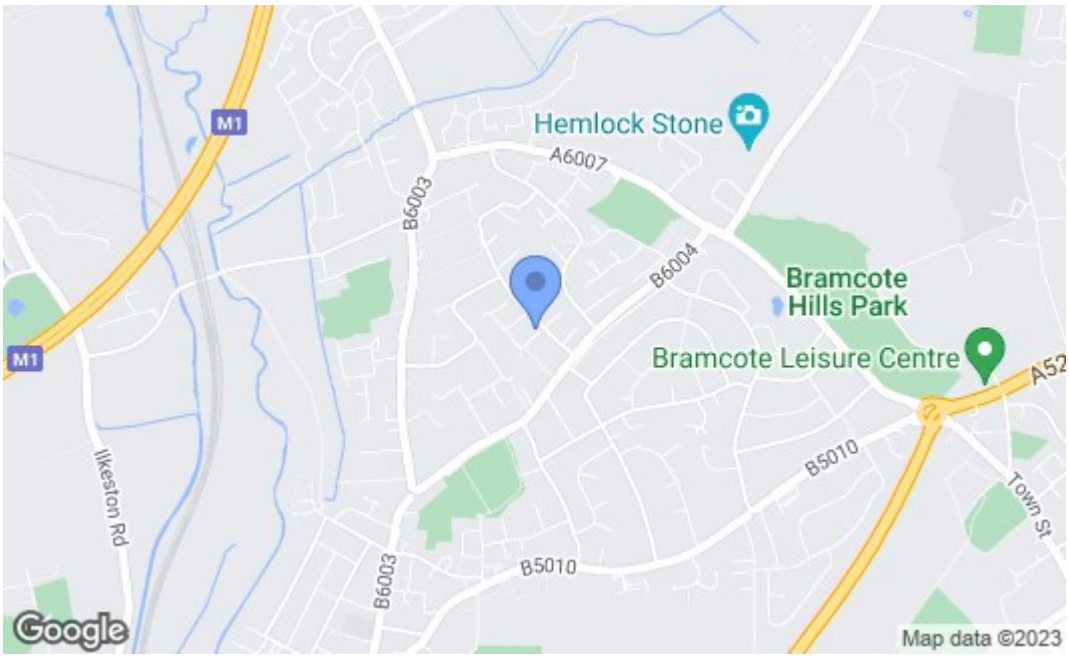

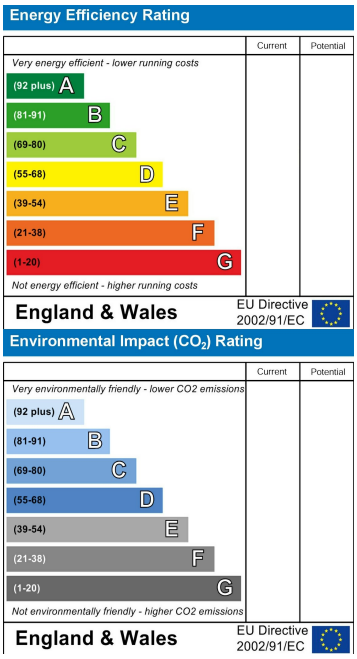

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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