Robert Ellis

look no further. . .

Churchill Drive
Stapleford, Nottingham NG9 8PE

A TWO BEDROOM DETACHED BUNGALOW.

£245,000 Freehold

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We are pleased to offer for sale this generously proportioned two double bedroom detached bungalow situated on a level garden plot with parking for three cars, garage and manageable rear gardens.

Well maintained over the years, this property comes to the market with NO UPWARD CHAIN and benefits including gas fired central heating served from a modern combination boiler, double glazed windows throughout, an extended lounge/diner and conservatory.

Situated in a no-through street in this popular residential suburb. The rear boundary backs onto school playing fields and is within walking distance of a regular bus service on Hickings Lane. Stapleford town centre is no more than half a mile away where there is a variety of shops and facilities, including an Aldi, medical centre and recently updated library.

The property will suit those looking to downsize to single storey living without compromising on space. We recommend viewing the property at your earliest convenience to avoid disappointment.

KITCHEN
16'4" x 7'10" (5 x 2.41)
Range of fitted wall, base and drawers units with work surfacing and inset stainless steel sink unit with single drainer. Built-in electric oven, gas hob and extractor hood over. Plumbing and space for washing machine. Double glazed window and door to the side, radiator, doors to the central hallway and to the lounge/diner.

LOUNGE/DINER
21'9" x 11'10" (6.65 x 3.62)
A spacious and versatile room with flame effect gas fire, two radiators, double glazed patio door to conservatory.

CONSERVATORY
10'10" x 7'9" (3.31 x 2.38)
uPVC double glazed construction with door leading to rear garden.

HALLWAY
Giving access to the bedrooms, shower room and WC. Hatch and ladder to partially boarded loft with storage area, light and power, wall mounted gas combination boiler (for central heating and hot water). Double glazed roof window.

BEDROOM ONE
13'9" x 9'1" (4.21 x 2.79)
Fitted wardrobes, radiator, double glazed bay window to the front.

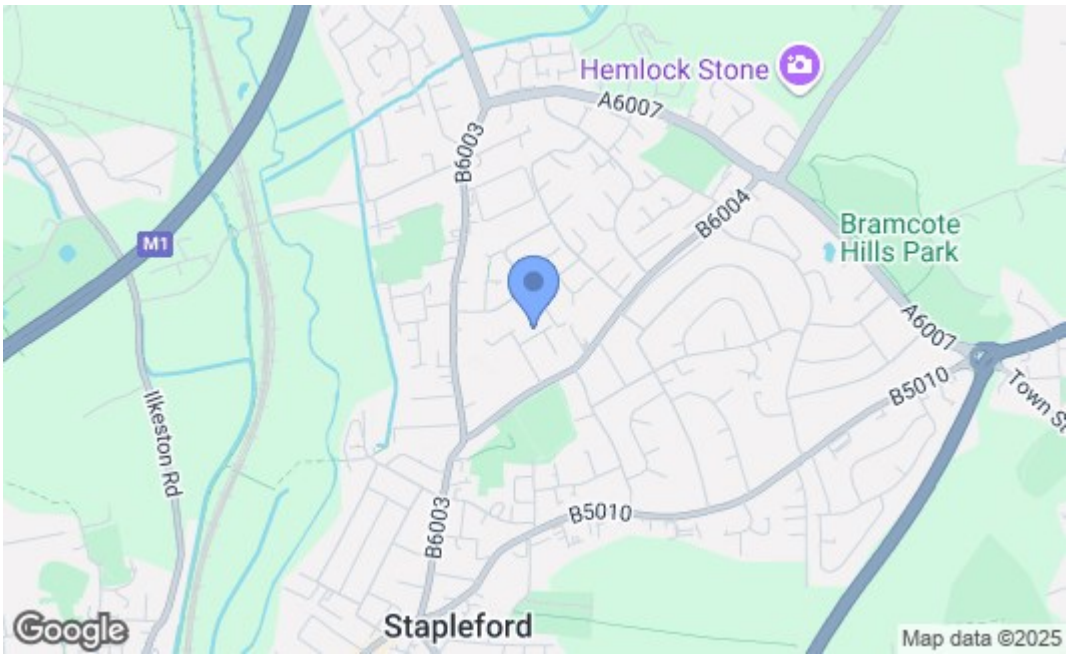
BEDROOM TWO
10'6" x 9'5" (3.22 x 2.88)
Fitted wardrobes, radiator, double glazed window to the front.

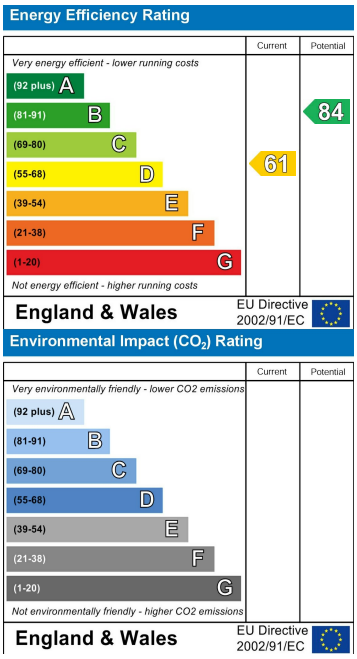
SHOWER ROOM
Incorporating a modern two piece suite comprising wash hand basin with vanity unit, walk-in shower cubicle with thermostatically controlled shower. Partially tiled walls, heated towel rail, double glazed window.

SEPARATE WC
Housing a low flush WC. Double glazed window.

OUTSIDE
The property is set back from the road with a generous paved forecourt providing parking for up to three vehicles with walled-in front perimeter and fenced side perimeters. The forecourt gives access to the garage and door style gate to a side entrance, finished in block paving giving access to the front door. This pathway leads to the rear garden. The rear garden is simply landscaped with two sections laid to lawn, a patio area, at the foot of the plot there is a further paved area and garden shed. The rear boundary backs onto school playing fields.

GARAGE
26'7" x 12'4" (8.11 x 3.77)
This generous one and a half size garage has plenty of space for a car and workshop area with an electric up and over door, light and power, double glazed window and courtesy door.





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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