



Wellington Street  
Stapleford, Nottingham NG9 7BE

A SPACIOUS TWO BEDROOM SEMI  
DETACHED BUNGALOW.

**Guide Price £230,000 Freehold**



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS SPACIOUS TWO BEDROOM SEMI DETACHED BUNGALOW POSITIONED ON A LEVEL LYING FLAT PLOT WITHIN EASY REACH OF STAPLEFORD TOWN CENTRE.

With accommodation comprising entrance porch leading to integral garage through to entrance hallway, two bedrooms, shower room, kitchen, living room and conservatory.

The property also benefits from gas fired central heating from Baxi combination boiler, off-street parking to the front, integral garage and enclosed garden space to the rear with views over the neighbouring farmland.

The property is situated within walking distance of the shops and services in Stapleford town centre. There is also easy access to open countryside, schooling (if required) and transport links such as the A52 for Nottingham/Derby, 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 or retirement property due to it being on a flat, level lying plot. We highly recommend an internal viewing.



## ENTRANCE PORCH

10'0" x 3'11" (3.05 x 1.21)

uPVC panel and double glazed front entrance door, double glazed window to the side, exposed brickwork to one wall, tiling to the other, tiled floor. uPVC panel and double glazed door to hallway with stained glass double glazed window to the side of the door. Internal door to garage.

## INTEGRAL GARAGE

15'8" x 8'6" (4.80 x 2.60)

Up and over door to the front, power, lighting, electrical consumer box, plumbing for washing machine and space for further kitchen appliances, wall mounted Baxi gas fired combination boiler (for central heating and hot water purposes).

## ENTRANCE HALL

Radiator, dado rail, doors to all ground floor rooms, coving, loft access point to a boarded, lit loft space with eaves storage cupboards, double glazed window, radiator, TV point. This would make an ideal storage area or occasional playroom.

## BEDROOM ONE

12'2" x 10'10" (3.72 x 3.31)

Double glazed window to the front (with fitted blinds), radiator, coving.

## BEDROOM TWO

8'11" x 8'0" (2.72 x 2.44)

Double glazed window to the side (with fitted blinds), radiator, coving.

## SHOWER ROOM

7'8" x 4'10" (2.36 x 1.48)

Three piece suite comprising corner shower cubicle with Mira Spring electric shower, wash hand basin with mixer tap and storage cupboards beneath, push flush WC. Fully tiled walls, double glazed window to the side (with fitted blinds), wall mounted shaver point, chrome ladder towel radiator, wall mounted bathroom cabinet with attached mirror and shelf.

## LOUNGE

16'9" x 12'4" (5.11 x 3.78)

Radiator, coving, media points, feature Adam-style fire surround with marble insert and hearth housing a coal effect fire. Sliding double glazed patio doors (with fitted blinds) opening out to the conservatory.

## CONSERVATORY

11'5" x 9'7" (3.49 x 2.94)

Brick and double glazed construction with sloping ceiling, double glazed windows to the rear and side, making the most of the views beyond. Sliding double glazed patio doors opening out to the rear garden. Within the conservatory there are power points and a tiled floor.

## KITCHEN

12'2" x 8'11" (3.72 x 2.74)

The kitchen comprises a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating single sink and draining board with central swan-neck mixer tap, fitted four ring gas hob with extractor over, in-built eye level oven and microwave. Space for under-counter fridge or freezer, glass fronted crockery cupboards, tiled splashbacks, coving, radiator, double glazed window to the rear (with fitted blinds).

## OUTSIDE

To the front of the property there is a lowered kerb entry point to a gated driveway providing off-street parking comfortably side by side for two/three vehicles. There is a gravel area to the front, also offering hard standing, with decorative brick wall with coping stones to the boundary line with wrought iron pedestrian gates to the front. Access to the integral garage via up, and over door and pathway to front entrance door.

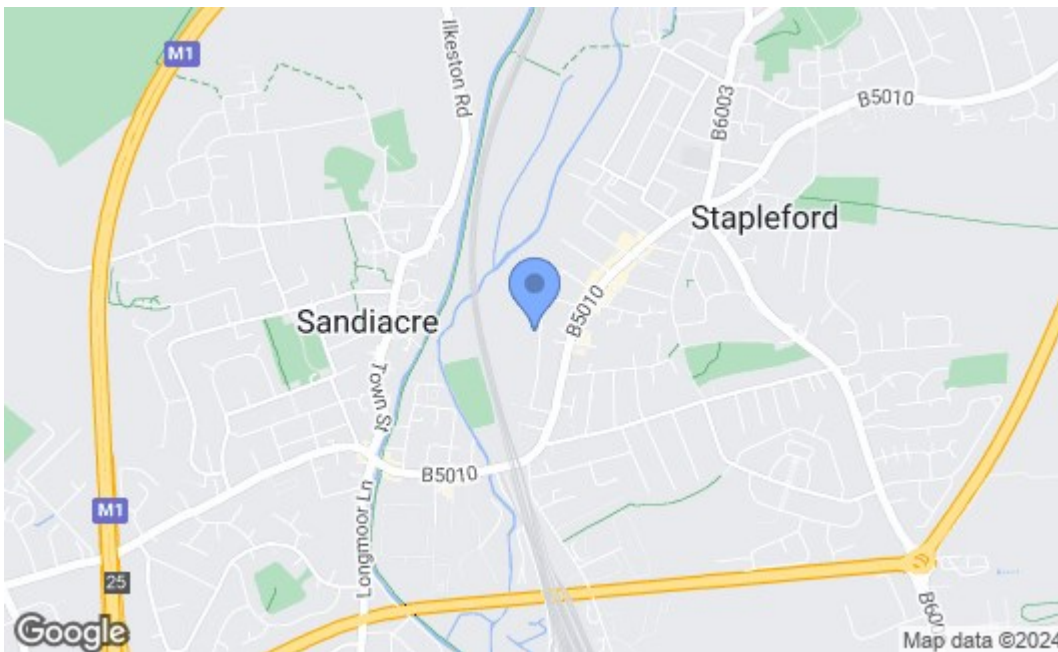
## TO THE REAR

The rear garden is designed for straightforward easy maintenance being enclosed by timber fencing with concrete posts and gravel boards to the boundary line. There is a paved patio seating area (ideal for entertaining), pathway leading to the foot of the plot with a split gravel decoration either side. Within the garden there is an outside water tap and pedestrian access leading back to the front.

## DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre and take an eventual right hand turn onto Bailey Street. At the end of Bailey Street, turn right onto Wellington Street and continue to the end of the road where the property can be found on the left hand side.





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