



Westerlands
Stapleford, Nottingham NG9 7JE

£400,000 Freehold

A THREE BEDROOM DETACHED
BUNGALOW.



A generous proportioned three bedroom detached bungalow situated on a good size plot in this prime residential location.

This bungalow is offered for sale in a 'ready to move into' condition with vacant possession. The property benefits from gas fired central heating served from a combination boiler, double glazed windows throughout, has been newly decorated and some of the carpets have been replaced.

On entering the property you are greeted by a spacious hallway which is "L" shaped and gives access to the three bedrooms and bathroom, as well as to the living room which has a connecting door to the modern fitted dining kitchen. There is a larger than expected yet useful utility room which could be put to other uses and also a useful WC.

The property is set back from the road with an open block paved forecourt which provides parking for at least three vehicles and leads to an integral single garage with an electric up and over door. The rear gardens are of a generous size with patio lawns and has the position of backing onto open fields.

Westerlands is a highly regarded horseshoe shaped street within Stapleford, conveniently positioned within easy reach of the town centre and regular bus service. The park and ride for the Nottingham tram, the A52 for Nottingham/Derby and Junction 25 of the M1 motorway for further afield travel is easily accessed. The nearby towns of Beeston and Long Eaton are within easy reach.

We anticipate a particularly strong demand for this property and therefore recommend an early internal viewing to avoid disappointment.



ENTRANCE HALL

14'7" x 7'5" (4.47 x 2.28)

Additional hallway leading to bedrooms.

Walk-in cloaks cupboard, radiator, double glazed front entrance door.

LIVING ROOM

18'11" x 13'11" (5.77 x 4.26)

Tiled fireplace, two radiators, three double glazed windows to the front. Internal opaque glazed window and sliding door leading to dining kitchen.

DINING KITCHEN

10'11" x 9'6" (3.34 x 2.9)

Incorporating a modern fitted range of wall, base and drawer units with roll edge work surfacing, an inset one and a half bowl sink unit with single drainer with filtered water tap. Built-in electric double oven, five ring gas hob with extractor hood over. Built in dishwasher and fridge. Space for table and chairs, double glazed window to the rear and door to utility room.

UTILITY ROOM

13'10" x 8'6" (4.22 x 2.6)

This generous room could be put to other uses. Fitted base cupboards with work surfaces and inset sink unit with hot and cold tap. Space and plumbing for washing machine and tuble tryer space. Two double glazed windows, double glazed door to the rear garden, connecting door to the garage, walk-in store and door to WC housing a low flush WC with double glazed window.

BEDROOM ONE

12'11" x 12'6" (3.94 x 3.83)

Radiator, double glazed window to the front.

BEDROOM TWO

11'11" x 8'11" (3.64 x 2.73)

Radiator, double glazed window to the rear.

BEDROOM THREE

11'11" x 7'10" (3.65 x 2.41)

Radiator, double glazed window to the rear.

BATHROOM

8'8" x 6'10" (2.66 x 2.09)

Four piece suite comprising wash hand basin, low flush WC, bathtub and shower cubicle with thermostatic controlled shower. Tiling to walls, heated towel rail, double glazed window.

OUTSIDE

To the front the property is set back from the road with an open plan forecourt finished in block paving providing parking for three vehicles and ideal for caravan/motor home hard standing. There is a small ornamental broken slate bed. The forecourt leads to the attached single garage. There is gated access at the side of the property leading to the rear garden which is of a generous size and comprises a patio area with raised retaining bed leading to expansive lawn with a pathway running through it giving access to a summerhouse, garden shed and pergola. The rear boundary fence backs onto open fields and the garden enjoys views over this.

GARAGE

16'0" x 8'6" (4.9 x 2.6)

Integral to the property with electric up and over door, light and power, wall mounted gas fired combination boiler (for central heating and hot water), door to utility room.

DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights. Turn right onto Toton Lane and proceed over the brow of the hill. Take the third left onto Westerlands and follow the road down and the property can be found on the left hand side identified by our For Sale board.

Ref: 7777PS



GROUND FLOOR
1172 sq.ft. (108.9 sq.m.) approx.



TOTAL FLOOR AREA : 1172 sq.ft. (108.9 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 82 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 66 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO₂) Rating | | | |
| 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 | |

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