Robert Ellis

look no further. . .

A THREE BEDROOM BUNGALOW.

Warren Avenue
Stapleford, Nottingham NG9 8EY

£325,000 Freehold

Extensively extended, re-modelled and refurbished in recent times to create a surprisingly spacious three bedroom detached bungalow.

Situated on a larger than average level garden plot of approximately 0.16 of an acre, with a generous amount of off-street parking with a forecourt providing an area for two to three cars. At the rear, the property enjoys access over a private service lane with gates leading to a courtyard with parking for two to three vehicles, ideal for caravan/motorhome/etc. and there is also a double garage.

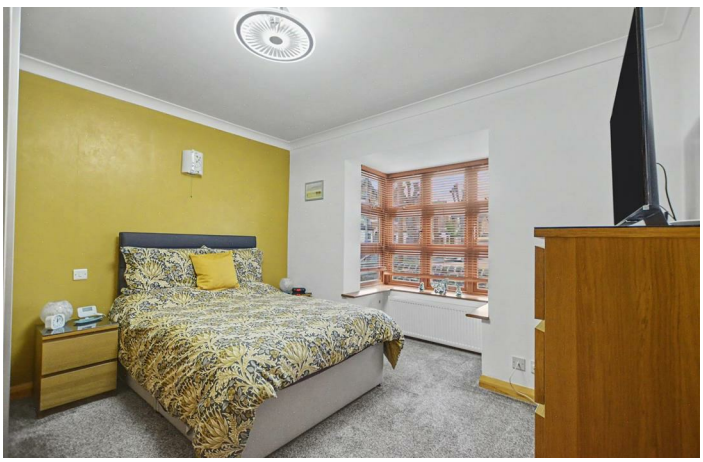
This exceptionally well presented property offers the epitome of single storey living. The current owners have designed a spacious and adaptable arrangement of rooms. An entrance porch leads into a large welcoming central hallway giving access to the rooms and your eye is immediately drawn through via glazed pocket doors to the living accommodation where there is a lounge with multi-fuel cast iron fire and glazed oak pocket doors lead you through into the dining room which is open to the most impressive fully fitted kitchen.

The bedroom accommodation is well proportioned, with the principal bedroom having an en-suite shower room, the guest double bedroom has a Jack/Jill door leading to the family bathroom (with spa bath) and the third bedroom makes an ideal study.

The large rear gardens have been cleverly landscaped to provide ease of maintenance, with areas laid to deck and artificial lawn, ornamental bedding with gravel and colourful planting and a covered seating area towards the end of the garden (ideal for BBQing).

Situated in this popular and convenient residential suburb, the property is a short walk to the main high street in Stapleford which offers a generous variety of shops and facilities, as well as a regular bus service linking Nottingham and Derby, Ilkeston, Long Eaton and East Midlands Airport.

This remarkable property is ideal for those looking to downsize without actually downsizing. We strongly recommend an internal viewing to fully appreciate the accommodation on offer.



ENTRANCE PORCH
uPVC double glazed windows and front entrance door with feature oak and glazed door opening through to the hallway.

HALLWAY
23'9" x 3'3" (7.24 x 1)
This welcoming central space has a tiled floor, radiator, hatch and ladder to boarded loft housing the gas combination boiler (for central heating and hot water), feature oak internal doors to the rooms. There is a cloaks cupboard, further useful storage cupboard and mirror fronted sliding doors to further storage. The hallway leads through with a feature pocket door to the living space.

LIVING ROOM
15'7" x 11'10" (4.75 x 3.63)
Feature cast iron multi-fuel fire, flat panel radiator, double glazed windows to the side, double glazed French doors and side windows opening to the rear garden, feature oak and glazed pocket doors opening to the dining area.

DINING AREA
11'5" x 11'4" (3.48 x 3.46)
Oak floor continuing from the living room, glazed windows to the side, double glazed door and side windows opening to the rear garden, open to kitchen area.

KITCHEN
13'3" x 11'1" increasing to 12'9" (4.06 x 3.40 increasing to 3.90)
Return door to hallway. The kitchen area comprises a comprehensive range of fitted handle-free wall, base and drawer units with contrasting work surfacing and inset stainless steel sink unit with single drainer. Built-in electric double oven and grill. Built-in gas five ring hob with extractor hood over. Integrated slimline dishwasher, integrated fridge and freezer, integrated washer/dryer. Feature flat panel radiator, double glazed windows to the side.

BEDROOM ONE
10'8" increasing to 13'0" x 12'5" (3.27 increasing to 3.97 x 3.79)
Radiator, walk-in double glazed bay window to the front. Door to en-suite.

EN-SUITE
11'1" x 4'10" (3.38 x 1.48)
A quality three piece suite comprising wash hand basin with vanity unit, low flush WC with concealed cistern, the vanity unit includes drawers and storage cabinet with matching wall mounted units and mirror with light. Walk-in shower enclosure with twin rose thermostatically controlled shower. Heated towel rail, tiling to walls, tiled floor with underfloor heating, double glazed window.

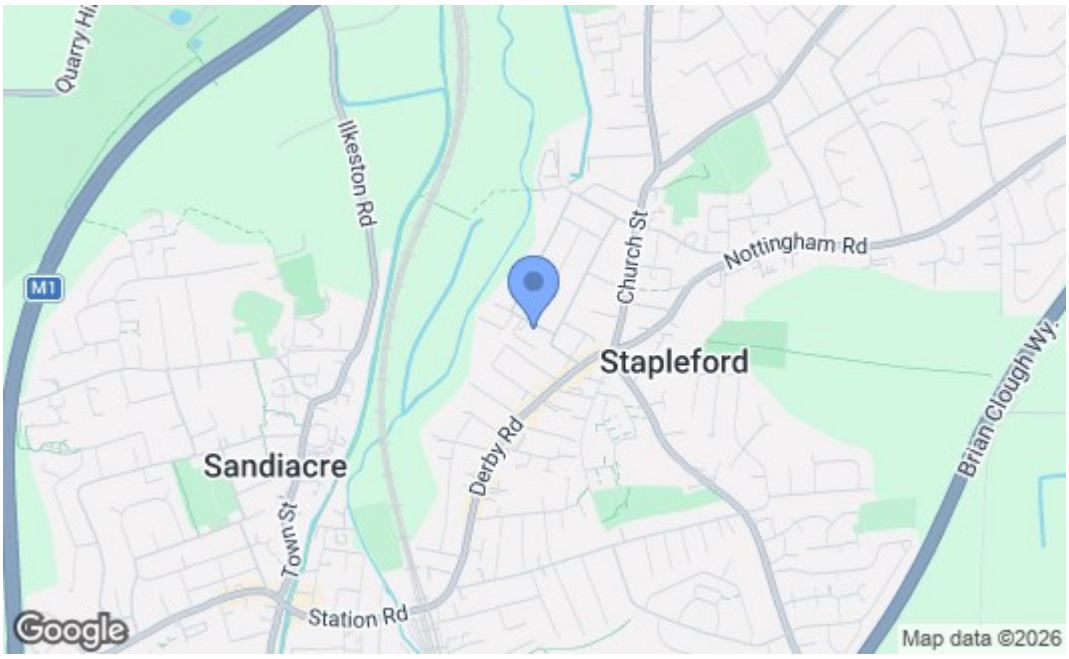
BEDROOM TWO
11'7" x 10'7" (3.55 x 3.24)
Radiator, double glazed window to the front, sliding oak pocket door leading to Jack/Jill bathroom.

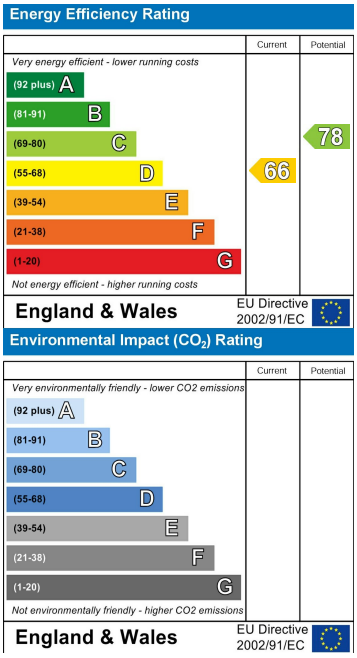
BEDROOM THREE
10'7" x 6'5" (3.23 x 1.96)
Ideal as a study/snug/etc. Radiator, double glazed window to the side.

JACK/JILL BATHROOM
10'9" x 4'5" (3.3 x 1.35)
Pedestal wash hand basin, low flush WC, spa bath with central waterfall mixer taps and electric shower over, shower screen, tiling to walls and floor, heated towel rail, double glazed window.

OUTSIDE
To the front, the property is set back from the road with a walled and fenced in forecourt with parking for up to three vehicles. There is gated pedestrian access to both sides of the property leading to the rear garden.

TO THE REAR
The property is situated on an expansive garden plot landscaped with ease of maintenance in mind with a feature raised terraced area beyond the rear elevation finished with high quality artificial lawn. There is a stepped and decked ramp leading to the main garden where there is a further patio area and section laid to artificial lawn. A pathway runs through the garden where there are ornamental beds flanked with colourful bedding. The pathway leads further along the garden to a covered seating area, further bedding and towards the foot of the plot can be found a courtyard where there are double vehicle gates leading to a private service road which the property has a right of way over. This courtyard therefore provides parking for two to three additional vehicles and ideal for caravan/motorhome/etc. There is a sectional concrete double garage with twin up and over doors, light and power.





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.