Robert Ellis

look no further. . .







19 Bridgend Close
Stapleford, Nottingham NG9 7BU

A DECEPTIVELY SPACIOUS TWO DOUBLE BEDROOM SEMI DETACHED BUNGALOW

£169,950

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ROBERET ELLIS ARE PLEASED TO BRING TO THE MARKET A DECEPTIVELY SPACIOUS, TWO DOUBLE BEDROOM SEMI DETACHED BUNGALOW, SITUATED WITHIN THIS CUL DE SAC LOCATION.

The single level accommodation comprises entrance hall, living room, garden room, dining kitchen, two double bedrooms and wet room.

Externally, there is off-street parking, front and rear garden and a detached garage leading down the left hand side of the boundary.

Other benefits to the property include gas fired central heating from a combination boiler and double glazing throughout.

The property sits favourably within easy access of the shops and services within Stapleford town centre. There is also easy access, if required, to a selection of nearby transport links including the A52 for Nottingham and Derby, junction 25 of the M1 Motorway and the Nottingham Express Tram terminus, situated at Bardill's roundabout.

We highly recommend an internal viewing.





ENTRANCE HALL
13'11" x 6'6" (4.26 x 2)
UPVC panel and double glazed side entrance door, double glazed side window, radiator, loft access point and internal doors to living room, kitchen, both bedrooms and wet room.

LOUNGE
15'2" x 11'4" (4.64 x 3.47)
Double glazed window to the front with fitted roller blind, radiator with feature display cover, fire surround incorporating coal effect electric fire, media points, coving and radiator. Sliding double glazed patio doors to the garden room.

GARDEN ROOM
12'2" x 7'9" (3.71 x 2.37)
Double glazed windows to the side and rear, UPVC rear exit door, radiator and wall light points.

DINING KITCHEN
13'5" x 11'6" (4.09 x 3.53)
The kitchen comprises a range of matching fitted base and wall storage cupboards with marble effect roll top worksurfaces. Inset single sink and drainer with central mixer tap, tiled splashbacks and tile effect floor covering. Included in the sale are the cooker, washer/dryer, slimline dishwasher and microwave (concealed behind a cupboard.) Space for full-height fridge/freezer, display shelving, radiator, space for dining table and chairs, part panelling to dado height, double glazed window to the rear with fitted roller blind and boiler cupboard housing the Worcester Bosch gas fired central heating combination, boiler. UPVC panel and double glazed side exit door.

BEDROOM 1
13'1" x 11'8" (4 x 3.58)
Double glazed windows to the front and side with fitted roller blinds and curtains, radiator and a range of fitted wardrobes with matching drawer units.

BEDROOM 2
9'11" x 9'6" (3.03 x 2.91)
Double glazed window to the side, radiator and fitted wardrobes.

WET ROOM
5'10" x 5'10" (1.8 x 1.78)
Walk-in shower area with Triton electric shower, wash hand basin and push-flush w.c. Fully tiled walls, anti-slip flooring, radiator, mirror fronted, wall mounted bathroom cabinet and double glazed window to the side.

OUTSIDE
To the front of the property is off-street parking for several vehicles, in turn leading to the detached garage and security gates, providing access to the entrance door and rear garden. The front garden is predominantly slabbed, housing a variety of mature bushes and shrubbery, with paved pathway to the traditional front entrance door. The deceptive rear garden incorporates an initial paved patio area with remote control operated awning, ideal for entertaining with side door into the garage and steps then leading down to the well tended and planted garden housing a variety of mature specimen bushes, shrubs, trees and plants. The garden is designed with low maintenance in mind and the plot that opens out behind the rear of the garage, to reveal a detached pitched roof timber summer house and storage shed. External water tap and lighting point.

DETACHED GARAGE
Doors to front, personal door and window to the side.

DIRECTIONAL NOTE
From our Stapleford branch, proceed to The Roach traffic lights and turn right onto Toton Lane. Continue over the brow of the hill, passing the entrance to Fairfield School and turn right onto Brookhill Street. Descent the hill before taking an eventual left turn onto Birley Street and then first right onto Midland Avenue. Take the first left onto Bridgend Close and the property can be found on the right hand side identified by our For Sale board.

Ref: 6050nh



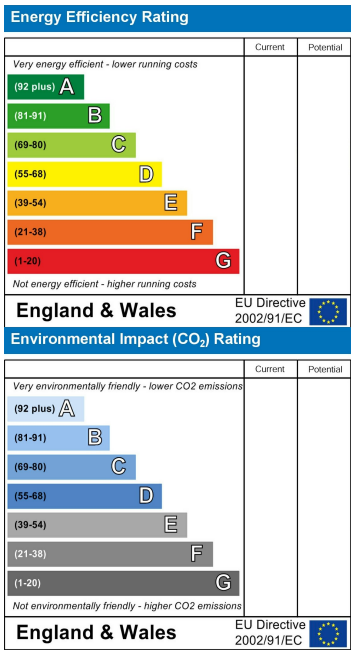












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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