Robert Ellis

look no further. . .

Churchill Drive
Stapleford, Nottingham NG9 8PE

AN EXTENDED, TWO DOUBLE BEDROOM DETACHED BUNGALOW, OFFERED FOR SALE WITH NO UPWARD CHAIN

£225,000 Freehold

ROBERT ELLIS ARE DELIGHTED TO BEING TO THE MARKET WITH NO UPWARD CHAIN, AN EXTENDED TWO BEDROOM DETACHED BUNGALOW, SITUATED WITHIN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation on one level comprising 'T' shaped entrance hall, two double bedrooms, walk-in wet room/shower room, separate w.c., two reception rooms and a spacious breakfast kitchen.

Other benefits to the property include gas fired central heating currently served by a back boiler, UPVC double glazing, off-street parking, detached garage to rear and enclosed garden.

As previously mentioned, the property sits within this popular residential cul de sac location, whilst offering easy access to nearby amenities such as the local doctors, precinct of shops at the top of Hickings Lane, schooling if required and transport links such as the A52 for Nottingham and Derby, junction 25 of the M1 Motorway and the Nottingham express tram terminus situated at Bardills roundabout.

Sitting generally on a level lying plot, the property would make an ideal property to downsize to and we highly recommend an internal viewing.

ENTRANCE HALL
12'2" x 10'9" (3.71 x 3.29)
This 'T' shaped entrance hall comprises a side UPVC panel and double glazed entrance door, radiator, oak effect laminate flooring, loft access point, heating control thermostat, airing cupboard housing hot water cylinder with shelving above and internal doors to both bedrooms, kitchen, sitting room, wet room and cloaks/w.c.

CLOAKS/W.C.
4'4" x 2'8" (1.33 x 0.82)
Two piece suite comprising push-flush w.c. and wash hand basin with mixer tap, tiled splashboards, tiled flooring, double glazed window to the side and dado rail.

WALK-IN WET ROOM/SHOWER ROOM
5'6" x 4'9" (1.7 x 1.47)
Walk-in shower area with floor level drain and electric shower, wash hand basin with mixer tap and push-flush w.c. Decorative splashboards and sparkling tiled splashbacks, radiator, double glazed window to the side and extractor fan.

BEDROOM 1
12'5" x 9'6" (3.81 x 2.92)
Double glazed window to the front and radiator.

BEDROOM 2
10'4" x 9'10" (3.16 x 3.02)
Double glazed window to the front, radiator and coving.

SITTING ROOM
11'6" x 10'4" (3.53 x 3.15)
Obscured double glazed window to the side, oak effect laminate floor to match the hallway, wall mounted three bar gas fire housing the back boiler for central heating, storage cupboard and archway opening through to:

LIVING ROOM
13'0" x 11'10" (3.97 x 3.62)
Sliding double glazed patio doors with ramp leading out to the rear garden, radiator and oak effect flooring to match the sitting room.

BREAKFAST KITCHEN
18'8" x 8'0" (5.7 x 2.44)
Comprising a range of matching fitted base and wall storage cupboards with roll top work surfaces incorporating single sink and drainer with tiled splashbacks, fitted counter top four ring gas hob with extractor over, space for under-counter fridge and freezer, plumbing for washing machine, space for dining table and chairs, radiator, double glazed windows to the side and rear, UPVC panel and double glazed side exit door to driveway.

OUTSIDE
Lowered kerb entrance providing off-street parking and side access leading down to the rear garden and detached garage. The garden is designed for ease of maintenance, being predominantly gravel stones planted within a raised rockery with a variety of mature bushes and shrubbery. The side driveway then provides access through to the rear garden and detached garage to the rear. The whole is enclosed predominantly by timber fencing and consists of a shaped lawn section with planted borders and there is the potential for a vegetable plot to the rear, or further seating area.

DETACHED GARAGE
Double opening doors to the front.

DIRECTIONAL NOTE
From our Stapleford branch, proceed to The Roach traffic lights and turn left onto Church Street. At the bend in the road turn right onto Hickings Lane and proceed past the entrance to the park. Take a left turn onto Grenville Drive and before the entrance to Albany School turn right onto Churchill Drive. The property can then be found a little further along on the left hand side, identified by our For Sale Board.

Ref: 7338nh

GROUND FLOOR
734 sq.ft. (68.2 sq.m.) approx.

TOTAL FLOOR AREA : 734 sq.ft. (68.2 sq.m.) approx.

Whilst 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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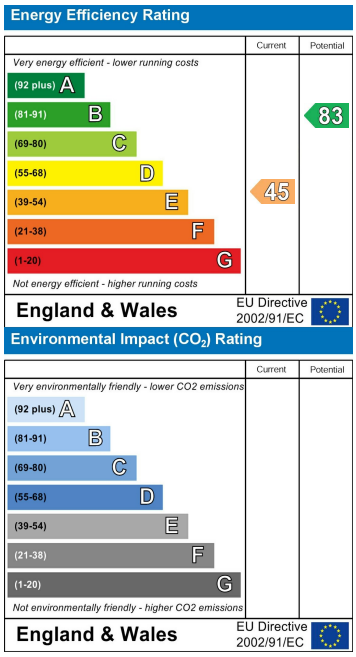

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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