



Beaumont Close  
Stapleford, Nottingham NG9 8NF

A THREE BEDROOM DETACHED  
BUNGALOW.

**£249,950 Freehold**



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH NO UPWARD CHAIN THIS THREE BEDROOM DETACHED BUNGALOW WITH THE BENEFIT OF A FULL WIDTH CONSERVATORY TO THE REAR.

The single level accommodation comprises a front entrance lobby, spacious lounge/diner, kitchen, inner hallway, three bedrooms, bathroom which was replaced in 2022, and full width conservatory to the rear.

The property also benefits from gas fired central heating from a combination boiler, double glazing, off-street parking to the side, detached garage, front and rear gardens.

The property is located within this popular and quiet cul de sac location amongst similar design and style bungalows offering easy access to nearby shopping facilities, transport links such as the A52 and M11, healthcare needs such as Hickings Lane Medical Centre, and nearby open space.

We believe that the property would make an ideal downsize or retirement property for those looking to reside in single level accommodation on a relatively flat plot. We highly encourage and internal viewing.



#### ENTRANCE LOBBY

5'11" x 2'11" (1.81 x 0.90)

Useful meter cupboard, door to the lounge and front entrance door.

#### LOUNGE/DINER

24'0" x 12'0" (7.32 x 3.67)

Double glazed box bay window to the front (with fitted blinds), two radiators, media points and door back to the hallway. Doors to kitchen and inner lobby.

#### KITCHEN

13'1" x 8'5" (4.00 x 2.58)

Equipped with a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating single counter-level sink unit and draining board with mixer tap. Space for cooker and plumbing for washing machine, space for full height fridge/freezer, radiator, hardwood framed double glazed window to the side (with fitted roller blind), uPVC panel and double glazed exit door to the driveway, boiler cupboard housing the gas fired central heating combination boiler.

#### INNER HALLWAY

Doors to all bedrooms and bathroom, loft access point.

#### BEDROOM ONE

12'9" x 9'8" (3.90 x 2.95)

Double glazed window to the rear, radiator and two fitted double wardrobes.

#### BEDROOM TWO

10'4" x 9'11" (3.15 x 3.04)

Radiator and sliding double glazed patio style doors opening out to the conservatory.

#### BEDROOM THREE

9'4" x 7'11" (2.85 x 2.42)

Double glazed window to the side and radiator.

#### BATHROOM

6'11" x 5'5" (2.11 x 1.66)

Replaced in 2022, comprising a modern white three piece suite with panel bath, central mixer tap, glass shower screen and electric shower over, wash hand basin with

mixer tap and storage cabinets beneath, push flush WC. Fully tiled walls, double glazed window to the side, extractor fan and chrome heated ladder towel radiator.

#### CONSERVATORY

15'9" x 8'7" (4.81 x 2.63)

uPVC construction with sliding double glazed patio doors opening out to the rear garden.

#### OUTSIDE

To the front there is a shaped garden lawn and decorative gravel stone chippings also housing a variety of mature bushes and shrubbery. Paved pathway to the front entrance door and gated access onto the tarmac driveway. Side driveway is prominently tarmac with double security gates offers off-street parking for several vehicles, in turn leading to the detached garage and pedestrian gated access into the rear garden. Down the side there is an external lighting point and water tap.

#### REAR GARDEN

Enclosed and low maintenance, being predominantly paved with enclosed fencing panels and flowerbeds.

#### DETACHED GARAGE

With up and over door to the front, power and lighting points.

#### DIRECTIONAL NOTE

From our Stapleford Branch, proceed to the Roach traffic lights and turn left onto Church Street. At the bend in the road, take a right hand turn onto Hickings Lane and proceed past the entrance to Hickings Lane Park. Take a left hand turn onto Braddon Avenue and then take the first left onto Churchdale Drive. At the "T" junction, turn right onto Winterbourne Drive and then take a right following the bend onto Beaumont Close. The property can then be found on the right hand side, identified by our For Sale board.

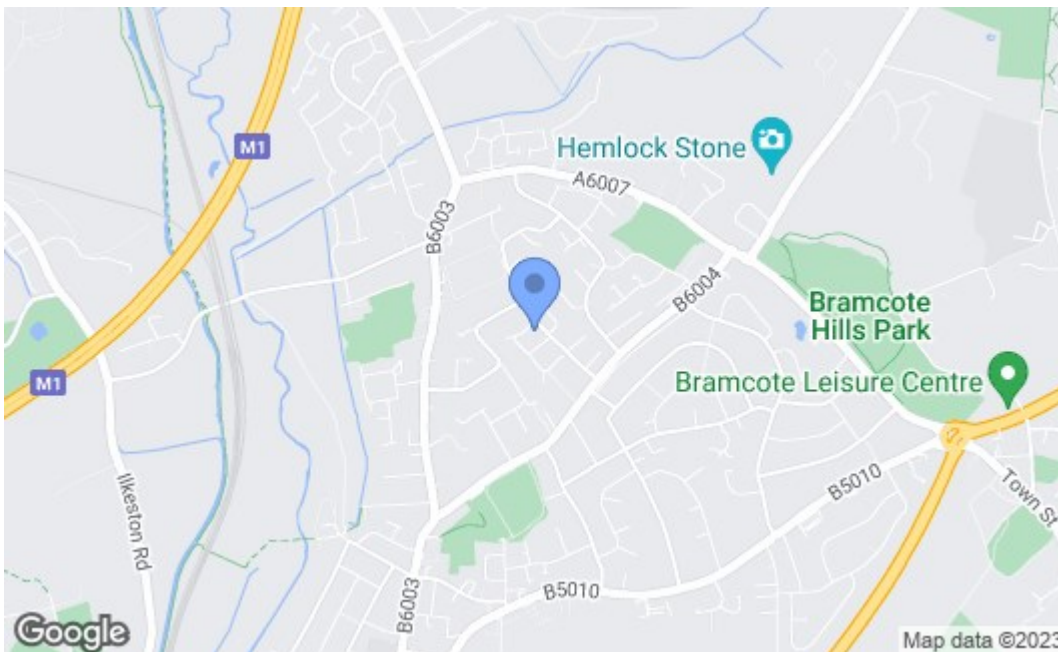
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GROUND FLOOR  
991 sq.ft. (92.0 sq.m.) approx.



TOTAL FLOOR AREA: 991 sq.ft. (92.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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			
(81-91) B			81
(69-80) C		66	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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