



Westerlands
Stapleford, Nottingham NG9 7JE

**A TARDIS LIKE DOUBLE FRONTED TWO
DOUBLE BEDROOM DETACHED
BUNGALOW**

£395,000 Freehold



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Robert Ellis are delighted to welcome to the market with no upward chain, this tardis like double fronted two double bedroom detached bungalow situated within this sought after residential location.

With single level accommodation comprising entrance porch to entrance hallway, two double bedrooms, both with fitted furniture, modern three piece shower room, separate dining room, spacious living room, breakfast kitchen, side lobby, separate w.c., utility room and conservatory.

Other benefits to the property include double glazing, off street parking, single garage and generous gardens to the rear with gated access to the fields beyond.

As previously mentioned the property is located within this highly sought after residential location within Stapleford and offers easy reach, if required, to nearby schooling, fantastic transport links such as the A52 for Nottingham and Derby, the M1 J25 motorway and Nottingham electric tram terminus situated at Bardill's roundabout.

Bungalows of this size in this area are very rare to the market and we would therefore highly recommend an internal viewing.



Entrance Porch

5'10" x 2'9" approx (1.8m x 0.84m approx)

UPVC panel and double glazed front entrance door with double glazed windows surrounding the door and further Georgian style panel and glazed entrance door leading through to the entrance hallway with full height windows to either side of the door.

Entrance Hall

13'6" max x 10'5" max approx (4.13m max x 3.19m max approx)

Doors to living room, dining room, both bedrooms, shower room and useful walk-in storage cloaks cupboard with shelving and hanging space. Coving, decorative ceiling rose and storage heater.

Lounge

22'1" x 13'8" approx (6.74m x 4.19m approx)

Double glazed windows to the front and rear, both with a Georgian style design, coving, two decorative ceiling roses, display beamed ceiling, full width to one wall decorative brick work with inset shelving, media points, wall light points, spotlights and storage heater.

Dining Room

12'5" x 8'10" approx (3.81m x 2.7m approx)

Georgian style double glazed window to the side, storage heater, coving, decorative ceiling rose and loft hatch with pull down ladder to a partially boarded, insulated and lit loft space. Block work style window with viewing point to the hallway and feature decorative archway with matching block work style windows opening through to the breakfast kitchen.

Breakfast Kitchen

12'3" x 11'2" approx (3.75m x 3.41m approx)

The kitchen is equipped with a matching Shaker style range of fitted base and wall storage cupboards with granite effect roll edged work surfaces. Inset counter level four ring induction hob with double oven beneath and curved extractor canopy over, inset in-built microwave, integrated dishwasher, integrated under cabinet fridge, inset counter level 1 1/2 bowl sink unit with drainer and mixer tap and tiled splashbacks, matching to the counter top breakfast bar area with space for three bar stools, coving, spotlights, tiled floor and Georgian style double glazed windows to the rear with fitted roller blinds offering a nice view point to the well established garden and a storage heater. Door to:

Side Lobby

7'9" x 5'10" approx (2.37m x 1.8m approx)

Matching to the kitchen tiled floor, storage heater, UPVC panel and double glazed exit door offering a passageway to the front driveway, coving, wall light point, door to conservatory and door to:

Separate Secondary w.c.

6'3" x 2'11" approx (1.93m x 0.9m approx)

Two piece suite comprising of a push flush w.c. and wash hand basin with mixer tap. Tiling to dado height, matching to the lobby tiled floor, UPVC double glazed window to the rear, coving and meter box.

Conservatory

11'3" x 9'4" approx (3.45m x 2.85m approx)

Brick and double glazed construction with sliding double glazed patio doors opening out to the rear garden, double glazed windows to the side and rear, polycarbonate pitched roof, electric heater, tiled floor, wall light points and dado rail.

Utility Room

12'5" x 10'3" approx (3.8m x 3.14m approx)

Equipped with a matching range of fitted base storage cupboards with ample roll top work surface space above, inset single sink and drainer with tiled

splashbacks, plumbing for a washing machine, space for an under counter fridge or freezer, contrasting tiled floor, picture rail, spotlights, panel and glazed lockable exit door to the garden and internal door to workshop area.

Workshop

9'10" x 7'1" approx (3m x 2.17m approx)

Could be used as either a workshop or additional utility space, with power, lighting and fixed shelving. Personal access door to the garage.

Bedroom 1

13'2" x 12'11" approx (4.02m x 3.94m approx)

Double glazed Georgian style window to the front with fitted blinds, coving, spotlights, storage heater and a range of fitted bedroom furniture including wardrobes, drawers, bedside display cabinets and overhead storage cupboards.

Bedroom 2

11'10" x 11'10" approx (3.63m x 3.61m approx)

Georgian style double glazed bow window to the front with deep window sill, coving, spotlights, wall light points, dado rail, storage heater and a range of fitted bedside wardrobes and matching overhead storage cupboards.

Shower Room

7'11" x 6'11" approx (2.43m x 2.11m approx)

Equipped with a modern three piece suite comprising over sized shower cubicle with Triton electric shower, wash hand basin with mixer tap and storage cabinets beneath and push flush w.c. Fully tiled walls and floor, wall mounted Dimplex fan heater, wall hung storage heater, wall mounted mirror fronted LED mirror with in-built shaver point and glass shelf beneath and double glazed window to the side with fitted roller blind.

Outside

To the front of the property there is a good size tarmac driveway providing off street parking for 2/3 vehicles dependent on the size of the car, access to the garage via electrically operated shutter door, gated access to the pathway leading to the utility door, shaped lawn with planted borders housing a variety of bushes and shrubbery, chip stone decoration, pathway leading to the front entrance door and external lighting point.

The rear garden is well established and offers an initial block paved patio walk through area, ideal for entertaining, there is a covered storage area which leads to the rear utility door, external water tap and lighting points, timber storage shed and summerhouse. To the side of the property there is an attached greenhouse with an external power point and then the main part of the garden is well established offering a generous lawned section with planted borders housing an array of mature and specimen bushes, shrubs, trees and plants, conifer hedgerow to the boundary line offering privacy from the neighbouring properties, personal access gate to the rear leading through to the fields beyond.

Garage

18'1" x 9'9" approx (5.52m x 2.98m approx)

Electrically operated shutter door, power and lighting points and wall mounted trip switch consumer box.

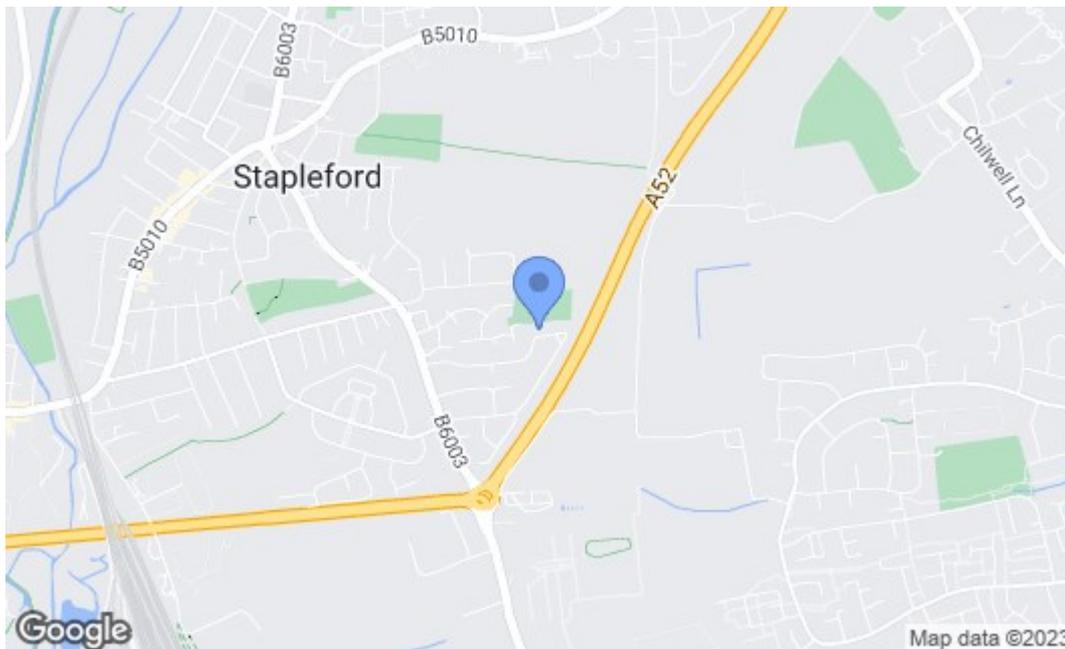
Directions

From our Stapleford branch on Derby Road, 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 proceed as if heading in the direction of Bardill's roundabout. Look for and take a left hand turn onto Westerlands and at the bend in the road the bungalow can be found on the left hand side identified by our for sale board.

Council Tax

Band D - £2,188





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
			77
		43	
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
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	

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.