Robert Ellis

look no further. . .

Severals

Stapleford, Nottingham NG9 8BL

A MODERN & REFURBISHED DOUBLE FRONTED TWO BEDROOM DETACHED BUNGALOW.

£399,950 Freehold

ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET THIS TRADITIONAL RENOVATED EXTENDED TO THE REAR DOUBLE FRONTED TWO BEDROOM DETACHED BUNGALOW SITUATED WITHIN THIS SOUGHT-AFTER AND EXTREMELY POPULAR RESIDENTIAL LOCATION.

With single level accommodation comprising central reception entrance hallway, bay fronted living room, extended dining breakfast kitchen, two good size bedrooms, bathroom and separate WC.

Other benefits to the property include gas fired central heating, double glazing, off-street parking, garage and generous garden space to the rear.

As previously mentioned, the property sits within this favoured and well established residential location which offers a joint cul de sac of similar looking and designed bungalow within easy reach of the nearby towns of both Stapleford and Beeston which offer a wide variety of national and independent shops and retail outlets. There is also easy access to good nearby transport links such as the i4 bus route, the A52 for Nottingham/Derby and Junction 25 of the M1 motorway.

We believe that the property would make an ideal downsize or retirement property which is in 'ready to move into' condition and offering a generous garden plot to the rear for those still looking to enjoy outdoor garden life.

We highly recommend an internal viewing.

ENTRANCE HALL
19'3" x 8'5" (5.87 x 2.58)
Composite and double glazed central front entrance door with full height double glazed windows to either side of the door, radiator, spotlights, laminate flooring, loft access point with wooden foldaway ladders to a boarded, lit and insulated loft space, and doors to all ground floor rooms.

LIVING ROOM
14'11" x 12'8" (4.55 x 3.88)
Double glazed bay window to the front, two double glazed archway windows to the side, media points, spotlights and wall light points.

BEDROOM ONE
15'4" x 11'10" (4.69 x 3.63)
Double glazed bay window to the front, radiator and spotlights.

BEDROOM TWO
12'7" x 10'4" (3.84 x 3.16)
Double glazed window to the rear overlooking the rear garden, radiator and spotlights.

BATHROOM
8'10" x 5'2" (2.71 x 1.60)
Two piece suite comprising "P" shaped bath with a glass shower screen, mixer tap and dual attachment mains ran shower over and wash hand basin with mixer tap and storage drawers beneath, double glazed window to the rear, partial wall tiling, tiled floor, spotlights, extractor fan, chrome heated ladder towel radiator.

WC
4'8" x 2'7" (1.43 x 0.81)
Housing a white push flush WC with double glazed window to the rear, radiator and tiled floor.

BREAKFAST KITCHEN
14'0" x 19'4" (4.29 x 5.91)
The kitchen area comprises a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating counter level four ring gas hob with curved extractor fan over and oven beneath. There is an inset one and a half bowl sink unit and draining board with central swan-neck mixer tap with tiled splashbacks, double glazed box bay window to the side with fitted blinds. Integrate fridge/freezer, tumble dryer and washing machine, spotlights, radiator, TV point, (matching to the hallway) laminate flooring, ample space for dining table and chairs and additional double glazed window to the side. uPVC double glazed side exit door to pathway and further uPVC double glazed French doors to the rear opening out to the block paved patio, with fitted blinds and full height double glazed windows to either side of the doors.

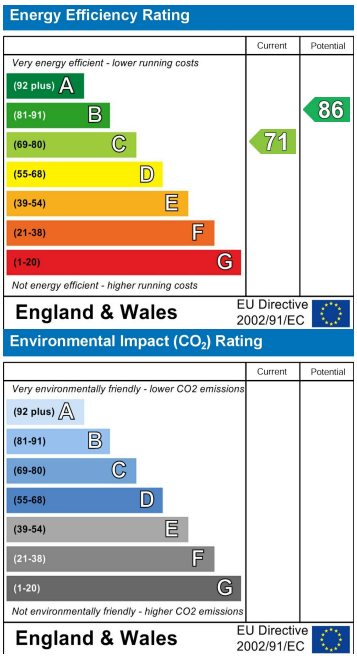
OUTSIDE
To the front of the property there is a driveway providing off-street parking which in turn leads to the double doors of the single garage. Decorative stone chippings to the front providing low maintenance with a central palm tree, paved pathway to front entrance door and pedestrian gated access down the left hand side of the property opening through to the rear garden.

REAR GARDEN
Sitting on a generous extensive plot, being enclosed predominantly by timber fencing with concrete posts and gravel boards to the boundary line, incorporating a good size block paved patio seating area (ideal for entertaining) leading onto a decorative gravel stone further patio area with planted rockery and chipped bark borders. There is an extensive central lawn and to the foot of the plot there is a canopy pitched roof summerhouse with decking space. Leading down the side of the property there is pedestrian gated access leading back around to the front with an external water tap. The garden also incorporates external lighting.

SINGLE GARAGE
Double doors to the front, double glazed window to the rear, power and lighting points, whilst also housing the wall mounted gas combination boiler (for central heating and hot water purposes).

DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and continue straight over onto Nottingham Road. Heading in the direction of Bramcote, take an eventual right hand turn onto Severals and the property can then be found on the right hand side.

Ref: 7666NH



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.

30-32 Derby Road, Stapleford, Nottingham, Nottinghamshire, NG9 7AA
stapleford@robertellis.co.uk
0115 949 0044