



Winterbourne Drive  
Stapleford, Nottingham NG9 8NH

**£275,000 Freehold**

A MODERN THREE BEDROOM DETACHED  
BUNGALOW.



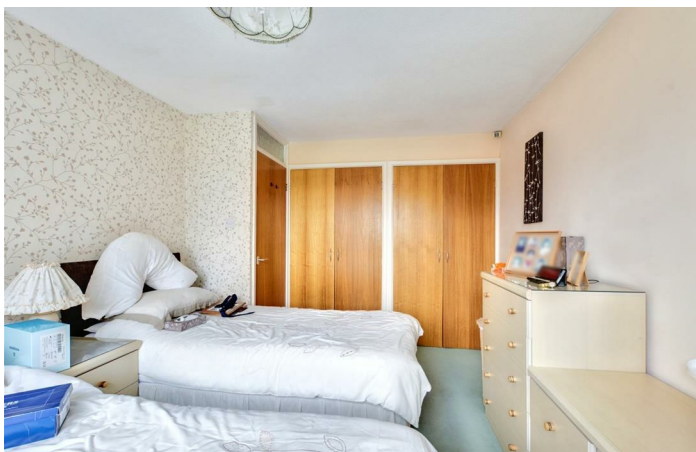
Situated in an attractive position on a generous level garden plot is this modern, three bedroom detached bungalow.

This well presented and maintained property comes to the market with NO UPWARD CHAIN and benefits from central heating and double glazing. The accommodation comprises entrance hall, generous lounge/diner, fitted kitchen, inner hallway giving access to the three bedrooms (one of which is used as a sitting room) with patio doors opening to the rear garden. Completing the accommodation is a shower room/WC.

Situated in this relatively modern development, exclusively of bungalows, within a residential suburb, the property is within walking distance via a footpath to a regular bus service on Hickings Lane and is also conveniently placed for Stapleford town centre itself, and good road networks to the larger town of Beeston, with the Queen's Medical Centre and Nottingham city centre also within easy reach.

The property enjoys an attractive and well maintained garden plot, set back from the road with a driveway providing parking for several vehicles in tandem, which in turn leads to a detached brick built garage. The rear gardens are South Easterly facing and have patio and a manageable lawn. The front is gravelled for ease of maintenance.

We anticipate a good demand for this property so therefore recommend an early internal viewing to avoid disappointment.



## ENTRANCE HALL

Composite double glazed front entrance door, useful cloaks cupboard, radiator, door to lounge/diner.

## LOUNGE/DINER

23'3" x 12'0" (7.11 x 3.68)

A spacious and versatile room with flame effect gas fire with Adam-style surround, radiator, double glazed bow window to the front, double glazed window to the side, door to inner hallway, door to kitchen.

## KITCHEN

14'0" reducing to 11'10" x 7'11" (4.27 reducing to 3.61 x 2.43)

Incorporating a range of fitted wall, base and drawer units with work surfacing and inset one and a half bowl sink unit with single drainer. Space for cooker, plumbing and space for washing machine, radiator, built-in airing cupboard housing wall mounted gas boiler and hot water cylinder. Double glazed window and door to the side.

## INNER HALLWAY

Doors to bedrooms and shower room.

## BEDROOM ONE

12'11" x 9'8" (3.94 x 2.96)

A generous principal bedroom with fitted wardrobes to one wall, radiator, double glazed window to the rear.

## BEDROOM TWO

10'3" x 7'1" (3.13 x 2.16)

Currently used as a second sitting room, with radiator, patio doors opening to the rear garden.

## BEDROOM THREE

9'4" x 7'8" (2.85 x 2.36)

Radiator, double glazed window to the side.

## SHOWER ROOM

Incorporating a three piece suite comprising wash hand basin with vanity unit, low flush WC, shower cubicle with electric shower. Partially tiled walls, radiator, double glazed window.

## OUTSIDE

The property is set back from the road and enjoys an

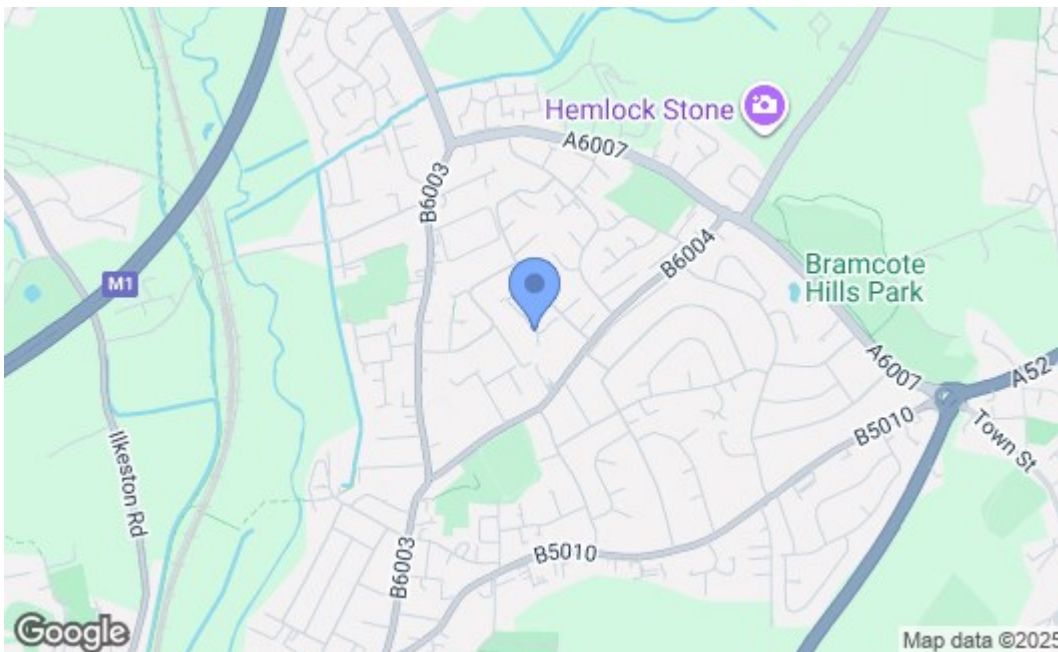
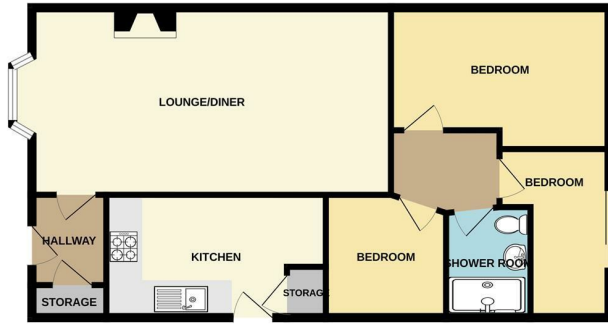
open view to the front. The front is open plan finished with gravel for ease of maintenance. The driveway runs along the side of the property and provides ample off-street parking in tandem and in turn leads to a detached brick built garage. The rear garden is fenced and enclosed with patio area, lawn and garden shed.

## GARAGE

20'2" x 10'0" (6.15 x 3.07)

Detached brick built construction with pitched tiled roof, light and power, up and over door.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
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			
<b>England &amp; Wales</b>		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.