



**Darkey Lane**  
**Stapleford, Nottingham NG9 7JH**

A TWO BEDROOM DETACHED  
BUNGALOW.

**£245,000 Freehold**





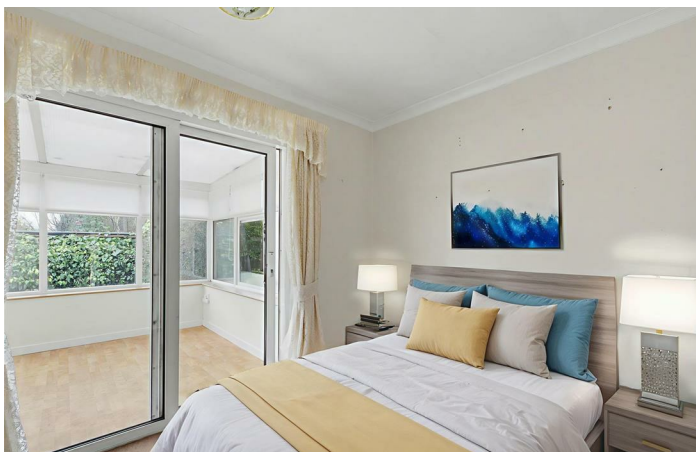
We are pleased to offer for sale this two bedroom detached bungalow located on a level garden plot within this highly regarded residential suburb.

This property comes to the market in a ready to move into condition with NO UPWARD CHAIN. The property benefits from a newly fitted gas fired combination boiler (February 2026) and double glazed windows. There is also the addition of a conservatory enjoying aspects over the rear garden.

Situated within this highly regarded location, a short walk to Morrisons Convenience Store, as well as a regular bus service. The town centre of Stapleford is also within easy reach which has its own health centre, dentist, as well as lots of other amenities. Bardills island is only a minute's drive away where the park and ride for the Nottingham tram can be found, giving direct access to Queen's Medical Centre, Beeston and Nottingham city centre.

The property enjoys ample off-street parking, leading to a detached brick built garage. The enclosed rear gardens are landscaped with ease of maintenance in mind.

UNEXPECTEDLY BACK ON THE MARKET. VIEWING IS RECOMMENDED .



## ENTRANCE HALL

Double glazed side entrance door, built-in airing cupboard.

## LOUNGE DINER

16'1" x 10'10" (4.92 x 3.31)

Radiator, double glazed windows to the side and front elevations, Electric fire and surround.

## KITCHEN

10'5" x 9'0" (3.18 x 2.75)

Range of fitted wall, base and drawer units with matching breakfast bar, inset one and half bowl sink unit with single drainer. Electric cooker point with extractor hood over. Plumbing and space for washing machine. Glowworm combination boiler, (newly fitted February 2026). Radiator, double glazed window to the front.

## BEDROOM ONE

12'11" x 10'11" (3.95 x 3.33)

Fitted wardrobes, radiator and double glazed window to the rear.

## BEDROOM TWO

9'1" x 8'11" (2.77 x 2.72)

Currently used as a second sitting room with radiator, patio doors leading to the conservatory.

## CONSERVATORY

9'2" x 9'6" (2.81 x 2.9)

UPVC double glazed windows, radiator and French doors opening to the rear garden.

## SHOWER ROOM

Incorporating a three piece suite comprising wash hand basin, low flush WC, corner shower cubicle with electric shower. Fully tiled walls, heated towel rail, double glazed window.

## OUTSIDE

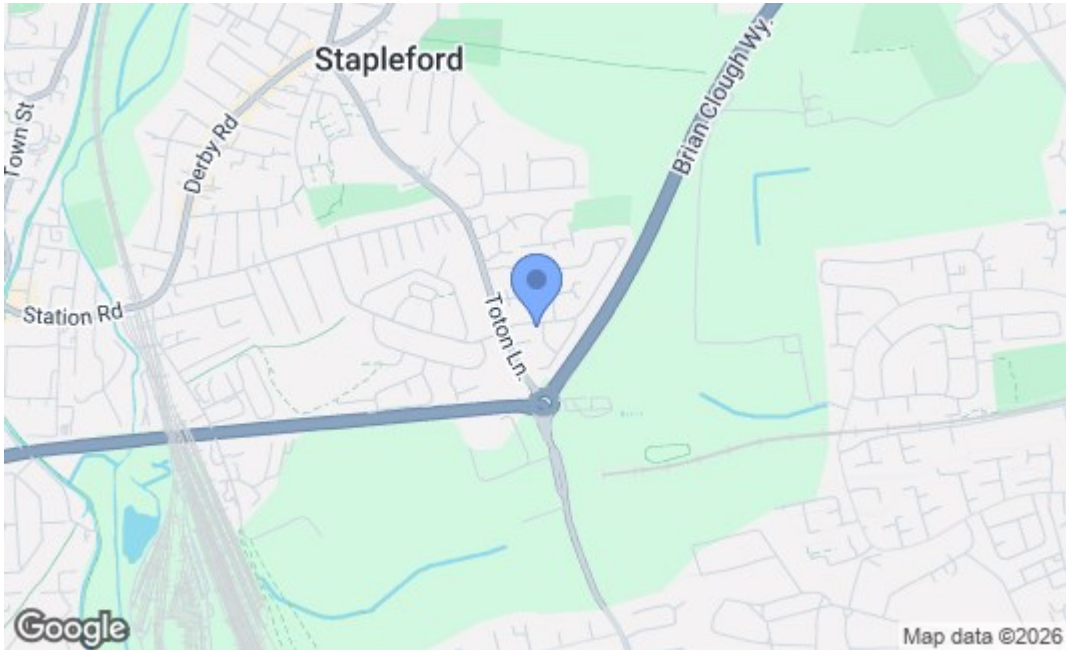
The property is set back from the road with a fenced-in front garden finished with gravel with ornamental shrubs. A driveway provides ample off-street parking and leads to a detached brick built single garage with up and over door, light and power. The rear garden is fenced-in and of a manageable size, landscaped with ease of maintenance in mind, with patio area beyond the conservatory. The rear garden is finished with ornamental gravel with a further paved area at the foot of the plot and various shrubs.

## AGENTS NOTE

Some of the internal images have virtual staging to give an impression of how to furnish the property.







| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         | 87        |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       | 59      |           |
| (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                         |         |           |

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.