



**Braddon Avenue
Stapleford, Nottingham NG9 8NB**

Guide Price £425,000 Freehold



A LARGE THREE BEDROOM DETACHED BUNGALOW SITTING ON AN OVERALL PLOT SIZE OF CIRCA 0.49 ACRES



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Robert Ellis are pleased to welcome to the market a rare opportunity to acquire a large and spacious three bedroom, two bathroom detached bungalow sitting on an overall generous plot size of circa 0.49 acres.

With fantastic opportunities, subject to planning and permissions, to either demolish and utilise the plot or keep the current bungalow in standing whilst looking at further development on site, again subject to planning and approvals.

The bungalow itself offers vast and spacious accommodation on one level comprising of a spacious L shaped entrance hallway, good size dining kitchen, inner lobby, utility room, w.c. and family room to one side of the bungalow where as on the other side there is a spacious living room, dining room and conservatory with three bedrooms and the principal bedroom offering an en-suite facility plus family bathroom suite.

Other benefits to the property include a dual entrance two gated driveway, one side leading to an integral double size garage with electrically operated garage door and then in turn leading to generous garden space incorporating what once was an old cattery and gardens to the side with approximately 6m wide access from the garage door to the boundary line leading through to the rear garden.

The property itself sits on a flat and relatively level lying plot from front to back and offers easy access to nearby amenities within the town centre, nearby doctors surgery, bus and road network links incorporating the A52 and M1 J25 motorway, there is also easy access to other neighbouring towns of Beeston and Ilkeston.

Individually designed and constructed, the property has ever only been owned by one family in its time and currently occupies various different title numbers on the various different plots to the rear.

We encourage some investigation into utilising the plot as a whole, or if someone is looking for a large and spacious bungalow that is ready for generous modernisation and improvement.

We would therefore highly recommend an internal viewing.



Entrance Hall

18'10" x 14'4" approx (5.75m x 4.38m approx)

Panel and glazed front entrance door with matching double glazed windows to either side of the door, decorative dado rail, coving and archways. Radiator, useful double storage cupboard and doors to kitchen, living room, dining room, bathroom and bedrooms 1 and 2.

Kitchen

18'9" x 16'5" approx (5.72m x 5.01m approx)

The kitchen area comprises a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating 2½ bowl sink unit with central mixer tap and tiled splashbacks, space for a Range Master cooker with extractor canopy over, two hard wood framed double glazed windows to the front, decorative window seat, exposed brickwork to one wall, tiled floor, radiator and decorative beamed ceiling. Loft access point with pull down ladder to a boarded, lit and insulated loft space. Opening to:

Inner Lobby

3'4" x 2'8" approx (1.04m x 0.82m approx)

Matching to the kitchen tiled floor, useful storage cupboard and door to:

Utility Room

8'2" x 8'0" approx (2.49m x 2.44m approx)

Equipped with a matching range of fitted base and wall storage cupboards with square edge work surfacing incorporating a single sink and drainer with mixer tap and tiled splashbacks, matching to the kitchen tiled floor, tiled walls, panelled ceiling, plumbing for washing machine, UPVC double glazed box bay window to the rear, panel and glazed door to outside, door to family room and door to:

W.C.

7'4" x 2'11" approx (2.26m x 0.91m approx)

Two piece suite comprising low flush w.c. and corner wash hand basin. Matching to the utility room tiled floor, tiled walls and UPVC double glazed window to the side with fitted blind and panelled ceiling.

Family Room

19'5" x 11'5" approx (5.93m x 3.48m approx)

Matching to the kitchen and utility room tiled floor, UPVC double glazed side exit door, UPVC double glazed windows to the front and side, both with fitted blinds, radiator, decorative beamed ceiling, decorative ceiling rose, useful storage cupboard and second cupboard with shelving, secondary loft access point.

Lounge

26'7" x 14'4" approx (8.11m x 4.39m approx)

Two UPVC double glazed box windows to the rear, additional stained glass window to the side, two radiators, decorative coving and ceiling rose, wall light points, media points and brick and tiled fireplace incorporating coal effect gas fire.

Bathroom

9'10" x 9'8" approx (3.02m x 2.96m approx)

Five piece suite comprising separate tiled and enclosed shower cubicle with Mira shower, spa bath with mixer tap, low flush w.c., bidet and wash hand basin with storage cabinets beneath and work top space. Tiling to the walls, double glazed window to the side, wall mounted mirror fronted bathroom cabinet and chrome heated ladder towel radiator, panelled ceiling and extractor fan.

Dining Room

14'4" x 13'1" approx (4.38m x 4.01m approx)

Tiled floor, decorative ceiling rose, coving, radiator, useful double storage cupboard and sliding double glazed patio doors opening out to the conservatory with fitted blinds.

Conservatory

16'6" x 12'6" approx (5.03m x 3.83m approx)

Hard wood framed with pitched roof, electric ceiling fan, tiled floor, exposed brickwork and three pairs of French doors, all opening out to the rear garden.

Bedroom 1

16'8" x 15'3" approx (5.09m x 4.65m approx)

UPVC double glazed bow window to the rear, radiator and a range of fitted bedroom furniture including wardrobes and overhead storage cupboards. Decorative coving, wall light points, ceiling rose, TV point and door to:

En-suite

8'7" x 5'11" approx (2.64m x 1.81m approx)

Four piece suite comprising double size shower cubicle with Mira Sport electric shower, wash hand basin with mixer tap, bidet and low flush w.c. Fully tiled walls and floor, panelled ceiling, wall mounted mirror fronted bathroom cabinet, wall light point, extractor fan and stained glass port hole window to the rear.

Bedroom 2

10'11" x 10'0" approx (3.35m x 3.06m approx)

UPVC double glazed window to the front with stained glass top panels, fitted blinds, wall light points, radiator, coving and decorative ceiling rose.

Bedroom 3

11'0" x 9'5" approx (3.37m x 2.88m approx)

UPVC double glazed window to the front with stained glass top panels with fitted blinds and radiator, coving and ceiling rose.

Outside

To the front of the property there is a dual gated in and out block paved driveway accommodating ample off street parking and turning space for several vehicles and works vehicles if required. There is a planted raised flower beds system housing a variety of mature bushes, shrubs, trees and plants. To the left hand side of the front we have a pedestrian gated access leading into the rear part of the garden. Whilst to the right hand side of the property offers an approximate 6m wide gate between the boundary line and the garage wall accommodating further off street parking space if required or potentially vehicle access to any new development to the side or the rear, again subject to planning and permissions. The side garden also consists of raised and planted flower beds housing a variety of mature bushes, whilst also offering gated pedestrian access into the rear part of the garden.

Of an expansive proportion, being separated into various sections with the traditional and main part of the rear garden benefiting from an extensive shaped and varied lawn area with planted borders offering a wide variety of mature and specimen bushes, shrubs, trees and plants. Within the rear garden there is a timber summerhouse with pitched roof and Georgian style entrance doors. To the rear part of the plot you will find a part timber and glazed greenhouse and an additional garden shed. The immediate left hand part of the garden accessed from one of the pedestrian gates from the front occupies what once was a running cattery with various shes and outbuildings constructed of brick and timber with power and lighting capabilities and various areas within the cattery with tiled floor and storage space. This area could certainly be better used as part of a general development of the site or if someone was looking to run a business from the premises, which again would be subject to relevant approvals and permissions from the Local Authority.

Directions

From our Stapleford branch on Derby Road, proceed to The Roach traffic lights and turn left onto Church Street. At the bend in the road turn right onto Hickings Lane and proceed past the entrance to the park as if heading in the direction of Bramcote. Look for and taken an eventual left hand turn onto Braddon Avenue, almost adjacent to the doctors surgery and the property can then be found on the left hand side, identified by our two sales boards.

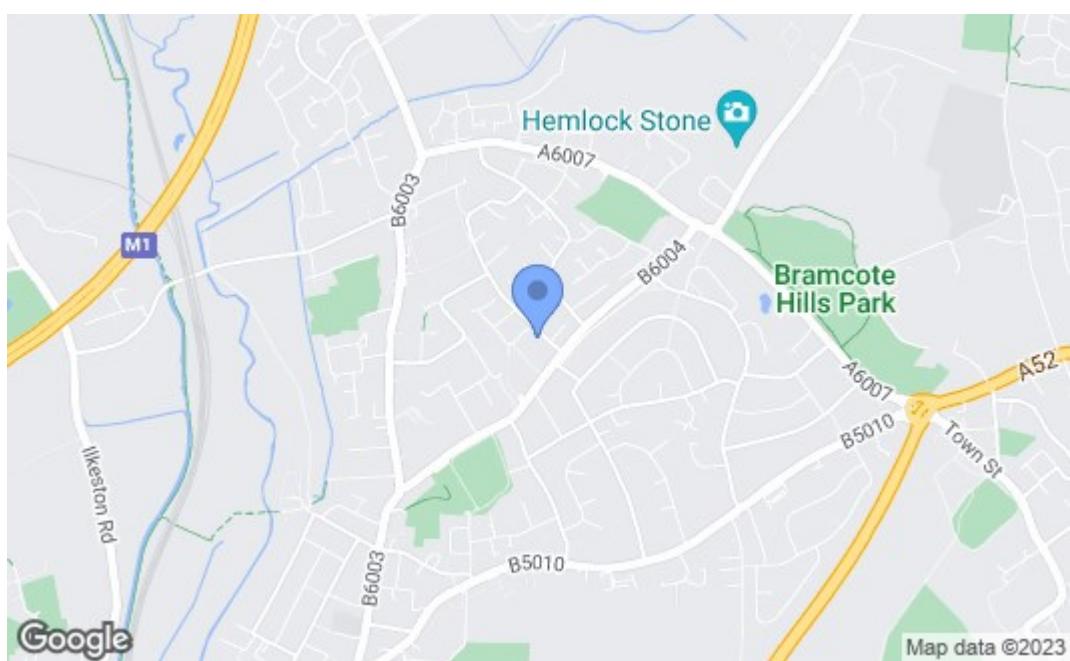
Agents Notes

It is recommended that the intended purchaser checks all relevant parts of the Title and opens any discussions with the Local Authority about the potential development opportunity.

Council Tax

Broxtowe Borough Council Band E





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, fixture or fitting has been tested.