Robert Ellis

look no further. . .

Deepdale Avenue
Stapleford, Nottingham NG9 7FW

A TWO DOUBLE BEDROOM DETACHED BUNGALOW.

**£220,000 Freehold**

ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS WELL PRESENTED AND RECENTLY RENOVATED TWO DOUBLE BEDROOM DETACHED BUNGALOW BEING QUIETLY POSITIONED IN THIS POPULAR AND ESTABLISHED CUL DE SAC LOCATION OFFERED FOR SALE WITH NO UPWARD CHAIN.

With single level accommodation comprising central hallway providing access to all rooms, full width to the rear lounge dining room, recently re-fitted kitchen, two double bedrooms and modern three piece shower room.

The property also benefits from gas fired central heating from combi boiler, double glazing, off-street parking with covered carport, front and rear gardens, and a recently built garden room with power and lighting.

The property is located in a quiet cul de sac within easy reach of the shops and services in Stapleford town centre. If required, there is also easy access to nearby schooling for all ages and fantastic transport links such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

We believe that the property would ideally suit those looking to downsize to a single level property or for those needing a property still within reach of good schools and transport links.

We highly recommend an internal viewing.

CENTRAL HALLWAY
12'3" x 10'0" reducing to 6'6" (3.74 x 3.06 reducing to 2.00)
Aluminium framed and double glazed side entrance door, radiator, useful storage cupboard housing the alarm box, doors to all rooms, loft access points with pull down ladder to a boarded and insulated loft space which also houses the gas fired combination boiler (for central heating and hot water purposes).

FULL WIDTH LOUNGE
19'8" x 11'3" (6.00 x 3.45)
Double glazed windows to the rear and sides (the side windows with fitted roller blinds), two radiators, media points, sliding doors to the hallway and the kitchen, space for dining table and chairs.

KITCHEN
11'5" x 9'1" (3.50 x 2.77)
Matching range of fitted base and wall storage cupboards with marble effect roll top work surfaces incorporating counter-level single sink and draining board with central mixer tap. Plumbing for washing machine and dishwasher, space for full height fridge/freezer, fitted counter-level four ring gas hob with a curved extractor hood over and integrated oven beneath, double glazed window to the side, radiator, spotlights and aluminium framed and double glazed side exit door to driveway/carport.

BEDROOM ONE
11'10" x 10'1" (3.62 x 3.08)
Double glazed window to the front (with fitted blinds), radiator.

BEDROOM TWO
11'0" x 10'0" (3.36 x 3.05)
Double glazed window to the front (with fitted blinds) and radiator.

SHOWER ROOM
7'1" x 6'0" (2.16 x 1.85)
Modern three piece suite comprising corner shower cubicle with dual attachment mains shower over and inset shower shelf, wash hand basin with mixer tap and storage drawer beneath, hidden cistern push flush WC. Fully tiled walls and floor, chrome heated ladder towel radiator, double glazed window to the side, spotlights and extractor fan.

OUTSIDE
To the front of the property there is a lowered kerb entry to the driveway which provides off-street parking and in turn leads down the right hand side of the property to a covered carport through double wrought iron gates. The front garden is lawned with planted borders housing a variety of mature bushes and shrubbery. Along the driveway there is an external lighting point and water tap. The driveway then opens out to the rear part of the garden which is tiered incorporating a planted rockery area leading onto a lawn section and beyond into further tiers up to the top patio. Within the garden there is a timber storage shed and greenhouse.

GARDEN ROOM
Recently constructed with power and lighting points with double glazed French doors providing the entrance from the garden, line flooring and double glazed windows to the front and side. Making a real addition to the garden space, ideal for homecrafts, office work or other uses.

DIRECTIONAL NOTE
From our Stapleford Office, proceed in the direction of Sandiacre before taking an eventual left hand turn onto Halls Road. Pass the entrance to William Lilley School and take a left turn onto Deepdale Avenue. The bungalow can then be found on the right hand side identified by our For Sale board.

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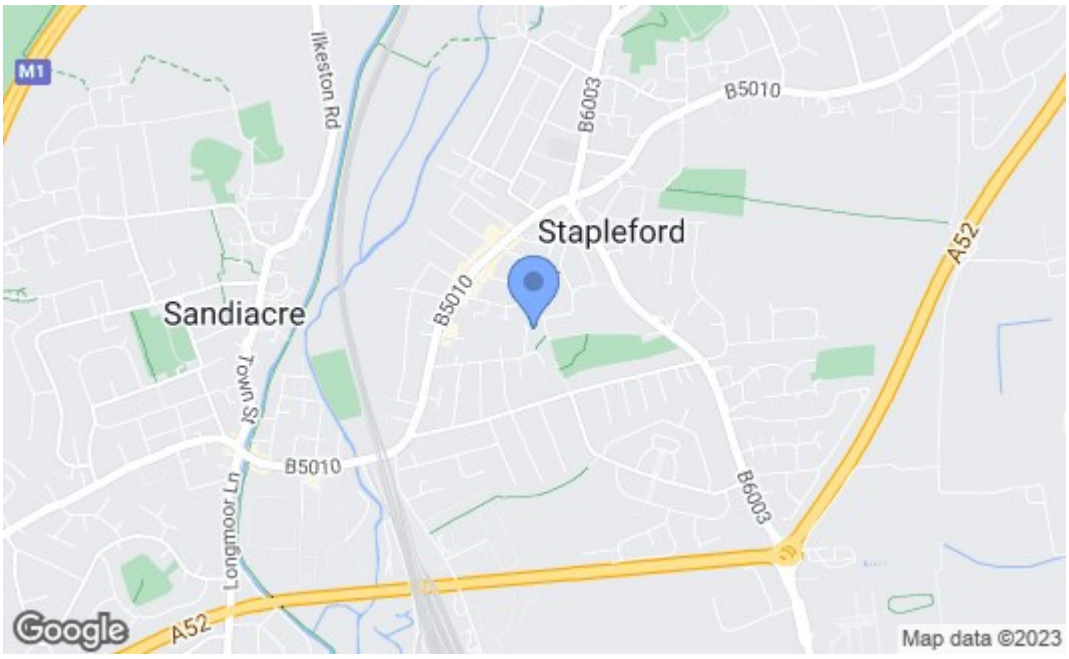


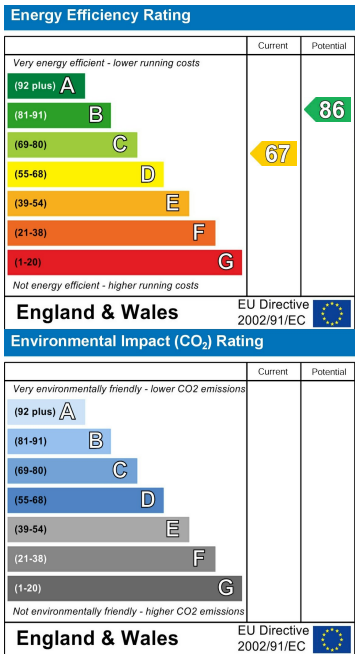


These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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