Robert Ellis

look no further. . .

Blake Road
Stapleford, Nottingham NG9 7HN

A TWO BEDROOM DETACHED BUNGALOW OFFERED FOR SALE WITH NO UPWARD CHAIN.

£235,000 Freehold

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ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS TRADITIONAL WESTERMAN HOMES CONSTRUCTED TWO BEDROOM DETACHED BUNGALOW SITUATED IN THIS POPULAR AND SOUGHT AFTER RESIDENTIAL LOCATION.

With accommodation on one level comprising "L" shaped entrance hallway, spacious lounge/diner, kitchen, two bedrooms and a there piece modern bathroom.

The property also benefits from gas fired central heating from a combination boiler, double glazing, off-street parking, enclosed private rear garden and a detached garage to the rear.

The property is situated in this popular and sought after established location within close proximity of the town centre amenities, as well as good transport links such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

If required, there is also easy access to excellent nearby schooling for all ages such as William Lilley, Fairfield and George Spencer, as well as nearby open space such as Queen Elizabeth Park which includes a bowling green, tennis courts, football pitches and children's play area.

We believe the property will make an ideal downsize or retirement property and highly recommend an internal viewing.

"L" SHAPED ENTRANCE HALLWAY
11'8" x 7'11" (3.57 x 2.42)
uPVC panel and double glazed side entrance door set, display shelving set within a feature archway, radiator, doors to all bedrooms, bathroom, kitchen and living space. Loft access point to a partially boarded and lit loft space.

LOUNGE
17'10" x 11'9" (5.44 x 3.60)
Double glazed window to the front (with fitted blinds), radiator, media points, coving, wall light points, feature Adam-style fire surround with stone effect fire.

KITCHEN
10'11" x 9'0" (3.34 x 2.75)
The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with granite style roll top work surfaces incorporating one and a half bowl sink unit with draining board and mixer tap. Fitted four ring gas hob with extractor over and oven beneath, plumbing for washing machine, space for under-counter fridge and freezer, decorative tiled splashbacks, radiator, tiled floor, spotlights, double glazed window to the rear, uPVC panel and double glazed exit door to outside.

BEDROOM ONE
13'1" x 11'7" (4.00 x 3.55)
Double glazed window to the rear, radiator.

BEDROOM TWO
9'2" x 9'1" (2.80 x 2.77)
Double glazed window to the front (with fitted blinds), radiator.

BATHROOM
7'0" x 5'10" (2.15 x 1.79)
Modern white three piece suite comprising a "P" shaped panel bath with glass shower screen and mains shower over, wash hand basin with mixer tap, push flush WC. Tiling to the walls and floor, chrome ladder towel radiator, spotlights, extractor fan.

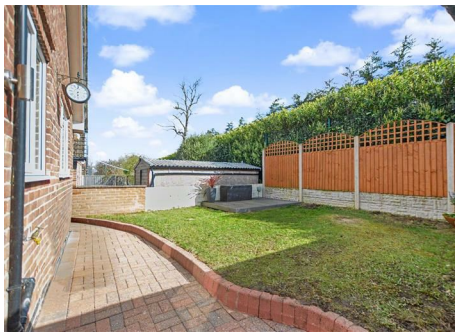
OUTSIDE
To the front of the property, there is a lowered kerb entry point leading onto a block paved driveway running down the right hand side of the property providing ample off-street parking which continues through double wrought iron gates offering further secure parking leading to the detached garage and into the rear garden. There is a dug-out front tarmac drive providing further off-street parking set within a rockery style retaining wall housing a variety of planted bushes and shrubbery, decorative slate chippings and block paved pathway.

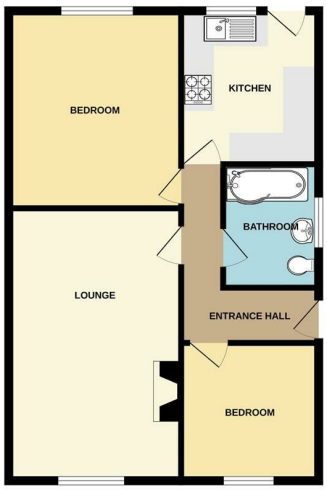
TO THE REAR
The rear garden is enclosed by timber fencing to the rear boundary line offering privacy and security. The garden is predominantly lawned with a continuation of the block paving from the driveway along the base of the property with the top left corner of the plot benefitting from a raised deck entertaining space with double outside power socket. Within the garden, there is a lighting point and water tap.

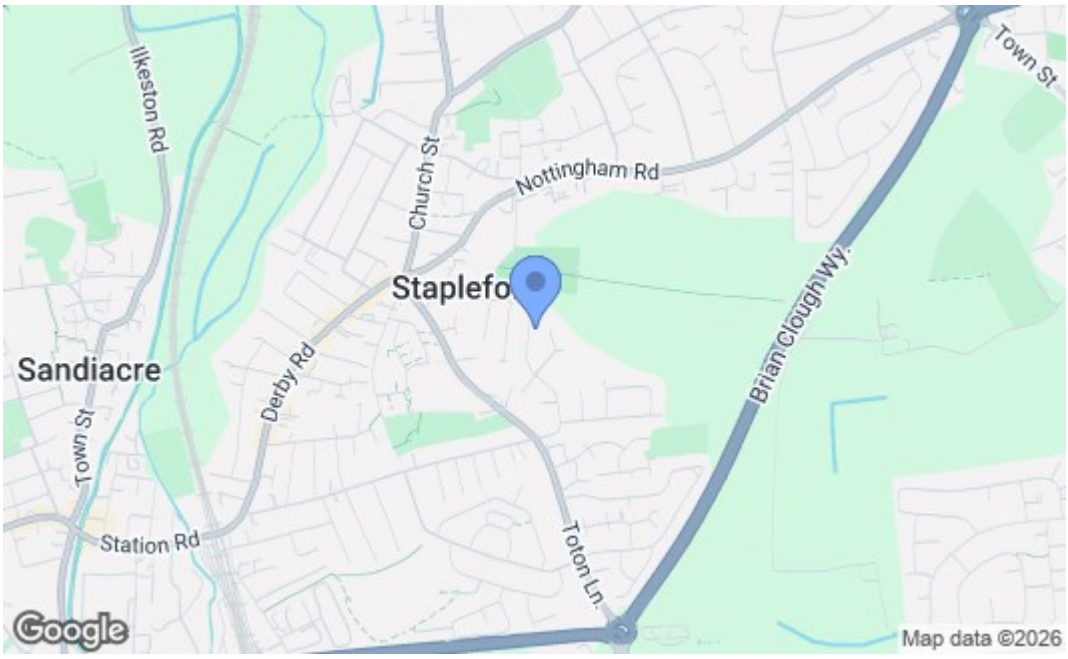
DETACHED GARAGE
Double opening doors to the front, pitched roof, window to the side, power and lighting.

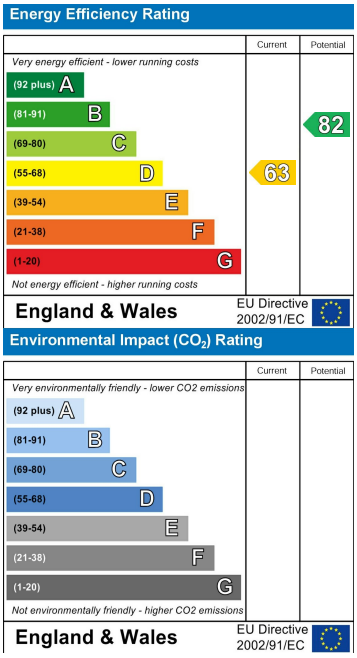
DIRECTIONS
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn right onto Toton Lane. Continue up the hill and take a left hand turn onto Blake Road. Follow the bend in the road to the left, the property can be found on the right hand side, identified by our For Sale board.

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









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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