



Turner Close  
Stapleford, Nottingham NG9 7HQ

**£175,000 Freehold**

A GEORGE WIMPEY HOMES  
CONSTRUCTED TWO BEDROOM SEMI  
DETACHED BUNGALOW OFFERED FOR  
SALE WITH NO UPWARD CHAIN.



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS TWO BEDROOM GEORGE WIMPEY HOMES CONSTRUCTED SEMI DETACHED BUNGALOW SITUATED IN THIS QUIET RESIDENTIAL CUL DE SAC LOCATION.

With single level accommodation comprising entrance hall/lobby, spacious lounge/diner, kitchen, inner hallway, two bedrooms and a three piece bathroom suite.

The property also benefits from gas fired central heating, double glazing, off-street parking, carport and detached garage to the rear of the drive.

The property is located in this quiet and highly regarded residential cul de sac location only a short walk away from the Stapleford town centre.

The property also offers easy reach to good transport connections such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

Being situated on a generally level lying plot, the property would make an ideal downsize or retirement property and we highly recommend an internal viewing.



## ENTRANCE HALL/LOBBY

6'1" x 3'10" (1.86 x 1.19)

uPVC panel and double glazed front entrance door with uPVC panel and double glazed window to the side of the door, radiator, coving, door to lounge, storage closet with shelving, hanging rail and also housing the electricity meter.

## LOUNGE/DINER

16'5" x 12'2" (5.01 x 3.73)

Double glazed window to the front (with fitted blinds), two radiators, media points, coving, wall light points and chimney breast incorporating plug-in electric three bar fire.

## KITCHEN

10'11" x 6'1" (3.34 x 1.86)

Equipped with a matching range of fitted base and wall storage cupboards and drawers, with roll top work surfaces incorporating four ring gas hob with extractor over and oven beneath, plumbing for washing machine, space for under-counter fridge, single sink and draining board with central mixer tap and tiled splashbacks, double glazed window to the side (with fitted blinds), coving, uPVC panel and double glazed exit door leading onto the driveway.

## INNER HALLWAY

4'11" x 2'9" (1.50 x 0.85)

Doors to both bedrooms and bathroom. Loft access point to an insulated loft space.

## BEDROOM ONE

13'3" x 9'2" (4.04 x 2.80)

Double glazed window to the rear (with fitted blinds), radiator, coving, airing cupboard housing hot water cylinder with shelving above.

## BEDROOM TWO

12'6" x 10'4" (3.82 x 3.15)

Double glazed window to the rear (with fitted blinds), radiator, coving.

## BATHROOM

6'9" x 6'0" (2.08 x 1.84)

White three piece suite comprising panel bath with electric shower over, wash hand basin with mixer tap, push

flush WC. Tiling to the walls, double glazed window to the side (with fitted blind), ladder style radiator.

## OUTSIDE

To the front of the property there is a lowered kerb entry point leading to a spacious, long driveway accommodating off-street parking for several vehicles which in turn leads to a covered carport and the detached garage at the rear of the drive. Opening into the rear garden. The front garden also benefits from a shaped lawn section, planted beds and borders housing a variety of bushes, shrubs and trees. Under the carport there is an external water tap and lighting point. The rear garden is designed for straightforward maintenance, being predominantly paved with provision for washing line rotary, stepped access provides access to a gravel bed, timber storage shed and rear lawn section. There are also flowerbed areas surrounding the lawn. The gardens to the rear are enclosed by timber fencing with concrete posts and gravel boards.

## GARAGE

14'11" x 8'0" (4.55 x 2.45)

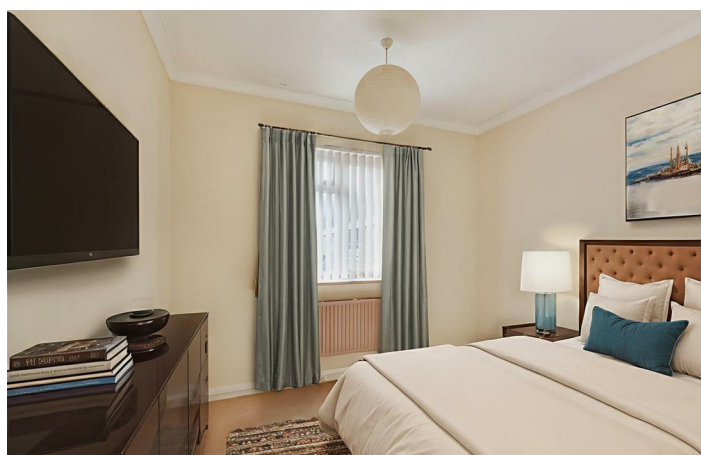
Up and over door to the front, provisions for power and lighting points.

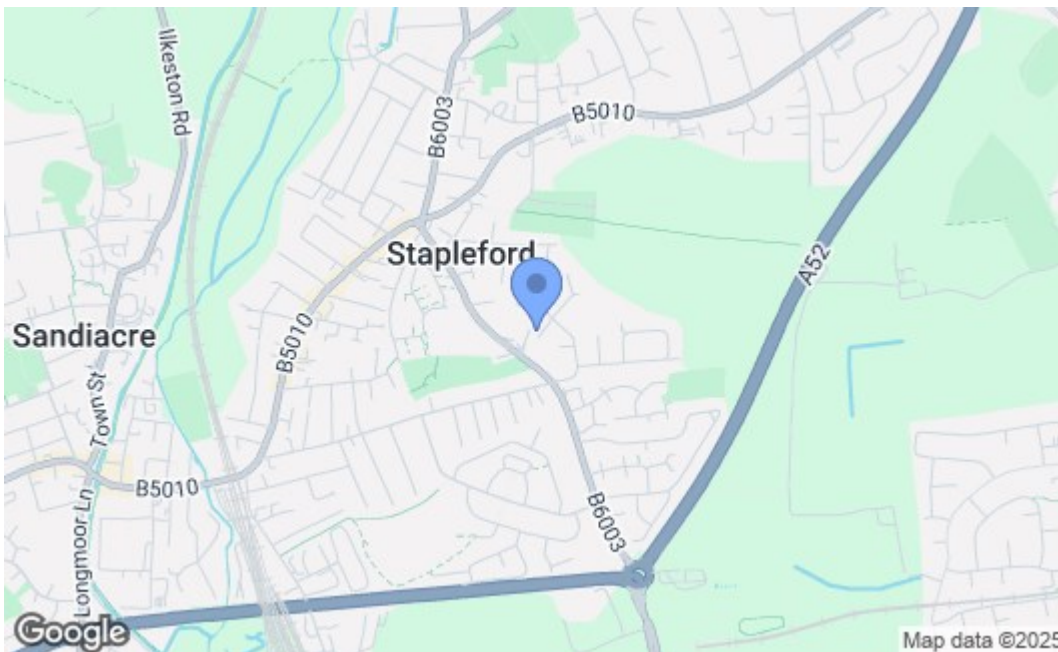
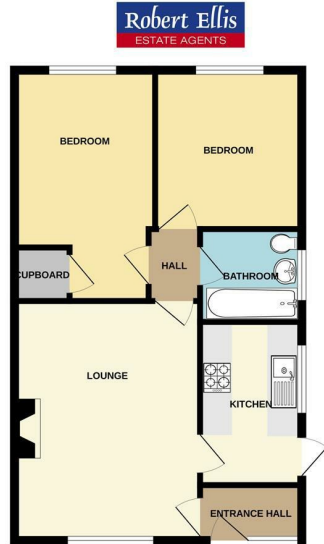
## DIRECTIONS

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn right onto Toton Lane. Take a left hand turn onto Blake Road. Follow the bend in the road to the left and take the second left hand turn into the cul de sac of Turner Close. The property can be found on the left 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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			72
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.