Robert Ellis

look no further...

Cloud Avenue

Stapleford, Nottingham NG9 8BN

A TWO BEDROOM DETACHED BUNGALOW.

£395,000 Freehold

Situated in this highly regarded cul de sac development exclusively of bungalows, we are pleased to offer for sale this larger than average, two double bedroom detached bungalow situated on a garden plot of just under 1/5th of an acre.

Cloud Avenue is located just off Severals which is known locally as one of the most sought-after addresses where bungalows are concerned. Enjoying a great position on the avenue and set back from the road, providing parking for up to three vehicles with a gate giving access to further off-street parking and a detached garage. The generous rear garden enjoys a good degree of privacy and back onto farmland.

This well maintained property comes to the market with NO CHAIN and offers spacious accommodation with a large welcoming hallway giving access to the two double bedrooms, four piece family bathroom and lounge. A dining room opens into a fitted kitchen and beyond this is an additional sitting room enjoying views over the garden.

This residential suburb is on the border of Stapleford/Bramcote and offers great accessibility to nearby facilities such as a regular bus service linking Nottingham and Derby, and a doctors and dentist is also within walking distance, as is a local Post Office and convenience store. The nearby towns of Stapleford and Beeston offer a range of supermarkets, shops and other amenities. A short drive away can be found the A52 linking Nottingham and Derby, as well as the Queen's Medical Centre and Junction 25 of the M1 motorway.

We anticipate a strong demand for this property and therefore recommend viewing at your earliest opportunity.

ENTRANCE PORCH
uPVC double glazed window and front entrance door. Door to hallway.

HALLWAY
14'2" x 8'5" reducing to 5'10" (4.32 x 2.59 reducing to 1.79)
Useful fitted cupboards, radiator. Doors to bedrooms, lounge, bathroom and dining room.

LOUNGE
15'2" x 12'10" (4.64 x 3.93)
Coal effect gas fire and surround, radiator, two double glazed windows to the side, double glazed bay window to the front.

DINING ROOM & KITCHEN
18'11" x 11'7" (5.77 x 3.54)
The dining area has table and chair space, radiator, double glazed window to the side and opens through to the kitchen. The kitchen comprises a range of fitted wall, base and drawer units with square edge surfacing and inset single bowl sink unit with single drainer. Built-in five ring gas hob, electric oven and microwave. Plumbing and space for washing machine, further appliance space, radiator, double glazed window and door to the rear, door to the sitting room.

SITTING ROOM
11'10" x 11'2" (3.61 x 3.42)
Cupboard housing gas boiler (for central heating and hot water), radiator, double glazed windows, composite double glazed door to the side, double glazed French doors opening to the rear garden.

BEDROOM ONE
15'5" x 11'10" (4.70 x 3.63)
Fitted bedroom furniture including wardrobes, dressing table and drawers, radiator, double glazed bay window to the front.

BEDROOM TWO
12'0" x 10'7" (3.66 x 3.23)
Fitted bedroom furniture including wardrobes and drawers, radiator, double glazed window to the rear.

BATHROOM
8'5" x 8'2" (2.58 x 2.51)
Four piece suite comprising wash hand basin, low flush WC and separate shower cubicle. Built-in airing cupboard with hot water cylinder, radiator, double glazed window.

OUTSIDE
The property is set back from the road with open plan front garden laid to lawn. There is a block paved driveway and forecourt providing off-street parking for two to three vehicles. This in turn leads to a detached brick built garage. Between the property and the garage there are wrought iron gates leading to further block paved hard standing area. The rear gardens are of a generous size, hedged and enclosed enhancing privacy, with patio area and laid mainly to lawn.

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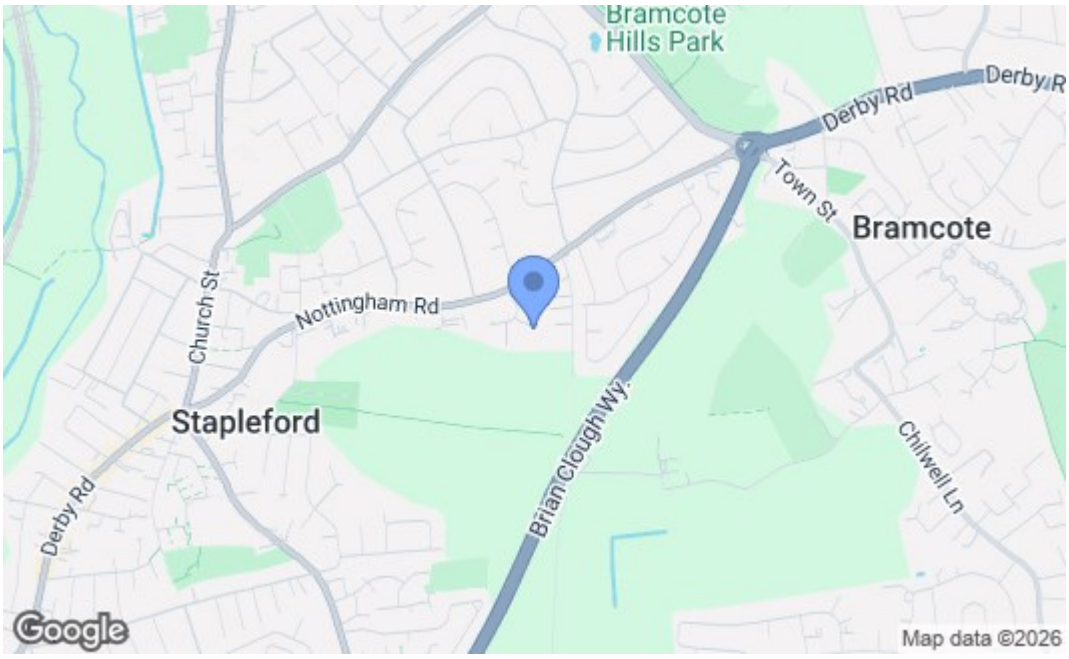
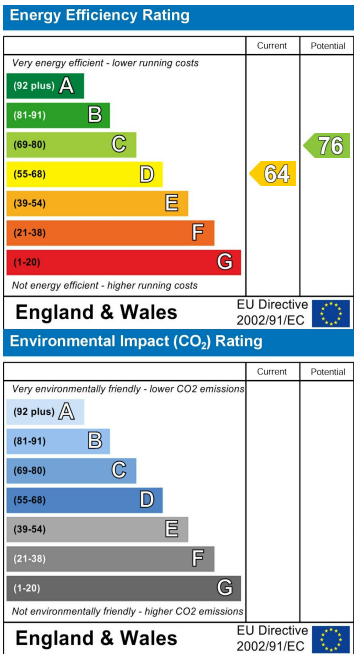
ESTATE AGENTS
GROUND FLOOR





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.