Robert Ellis

look no further. . .

Winston Close
Stapleford, Nottingham NG9 8PH

A TWO BEDROOM DETACHED BUNGALOW.

£219,950 Freehold

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A TWO BEDROOM DETACHED BUNGALOW.

Robert Ellis are pleased to bring to the market with NO UPWARD CHAIN a modern two bedroom detached bungalow positioned in a quiet cul de sac location.

With single level accommodation comprising entrance hall, two bedrooms, shower room, "L" shaped living dining room and kitchen.

Other benefits of the property include off-street parking, front and rear gardens, uPVC double glazing and gas central heating.

The property is positioned within a quiet residential cul de sac within easy reach of nearby amenities such as Hickings Lane Medical Centre, nearby transport links, open space (Hickings Lane and Bramcote Park), as well as the shops and services situated nearby within Stapleford town centre.

For those needing to commute, there is easy access to good nearby road networks such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham Electric Tram terminal situated at Bardills roundabout.

The property is positioned on a generally level lying plot from the driveway to the garden space. We believe that the property would make an ideal downsize or retirement property and we highly recommend an internal viewing.

ENTRANCE HALL
10'10" x 6'3" (3.32 x 1.92)

BEDROOM ONE
13'3" x 9'7" (4.04 x 2.94)
Double glazed window to the front with fitted blinds, radiator and a range of fitted bedroom furniture, including two double fitted wardrobes, overhead storage cupboards and bedside cabinets.

BEDROOM TWO
8'11" x 8'10" (2.72 x 2.70)
Double glazed window to the front with fitted blinds, radiator and loft access point to an insulated loft space.

HALLWAY
Doors to living space, both bedrooms, shower room and useful storage and airing cupboard housing the hot water cylinder with shelving space above, uPVC panel and double glazed side entrance door and radiator.

SHOWER ROOM
6'0" x 5'8" (1.83 x 1.75)
Three piece suite comprising corner shower cubicle with thermostatic electric shower, wash hand basin and storage cupboard beneath and push flush WC. Partial wall tiling, shaver point, double glazed window to the side with fitted blinds and radiator.

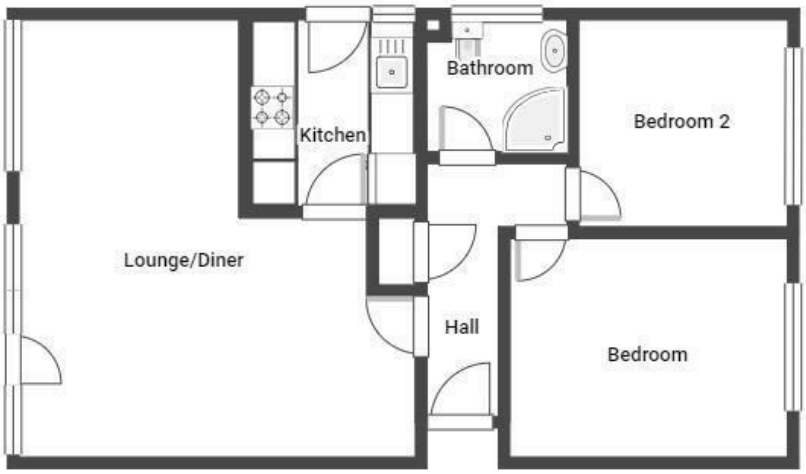
"L" SHAPED LIVING DINING ROOM
max 18'11" x 16'2" (max 5.77 x 4.93)
With uPVC double glazed French doors opening out to the rear garden with double glazed windows to either side of the doors, additional double glazed window to the rear making the most of the garden views, two radiators, media points, wall light points and door to kitchen.

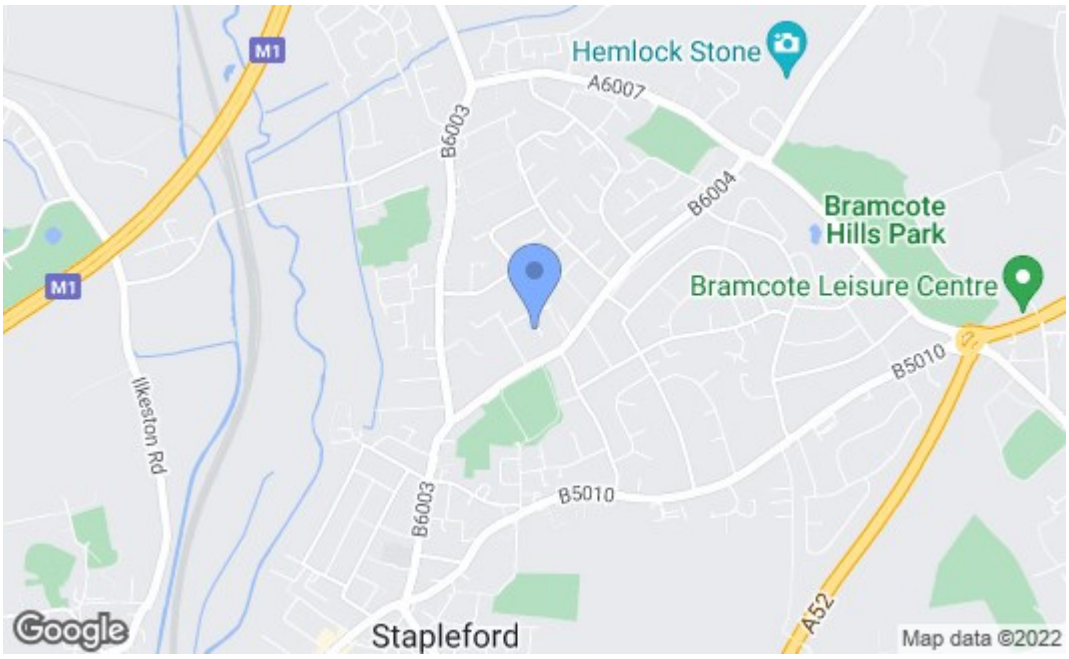
KITCHEN
7'10" x 7'2" (2.40 x 2.20)
Kitchen comprises a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating single sink and drainer with central mixer tap and tiled splashbacks, space for fridge/freezer, cooker and plumbing for washing machine. uPVC panel and double glazed side exit door and double glazed window to the side with fitted roller blind.

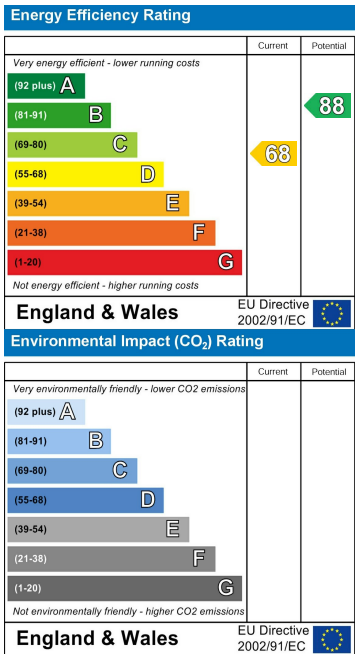
OUTSIDE
To the front of the property there is a lawn and well manicured front garden, access to the side driveway and paved pathway leading down the right hand side of the property which is accessed via a pedestrian gate to the rear. To the left hand side of the bungalow, there is a tarmac driveway providing off-street parking for two/three cars (depending on the size of vehicle) and a further pedestrian gated access into the rear garden.

REAR GARDEN
Enclosed and well maintained offering a good size lawn section with planted flower borders and walled gardens housing a variety of mature bushes, shrubs, trees and plants. Within the garden there is a pitched roof timber storage shed, dual pedestrian gated access and an outside water tap.

DIRECTIONAL NOTE
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 and head in the direction of Hemlock Stone. Look for and take an eventual left hand turn onto Grenville Drive before turning right onto Churchill Drive and then right again onto Winston Close. The property can then be found on the right hand side identified by our For Sale board. Ref. 7551NH







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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