Robert Ellis

look no further. . .

Churchdale Avenue
Stapleford, Nottingham NG9 8NG

A RELATIVELY MODERN THREE BEDROOM DETACHED BUNGALOW.

£275,000 Freehold

A RELATIVELY MODERN THREE BEDROOM DETACHED BUNGALOW.

Situated at the head of the development exclusively of bungalows within this established residential area of Stapleford. Situated on a generous plot with wraparound gardens to the side and rear offering a degree of privacy and seclusion.

Built approximately 30 years ago, this property has NO CHAIN and is ready for occupation. With the benefit of double glazing and gas fired central heating boiler. The accommodation comprises entrance hall, lounge/dining room with patio door giving access to a conservatory. There is a fitted kitchen to the side elevation and the inner hallway provides access to the three bedrooms.

A path and concrete forecourt and driveway provides off-street parking with matching gated driveway at the side of the property which leads to a detached brick built garage.

Situated within walking distance of bus route on Hickings Lane, the property is just less than a mile from Stapleford town centre offering a variety of shops and facilities, including Aldi supermarket and a health centre.

Offered for sale with NO CHAIN. Due to the current shortage of bungalows for sale, we strongly recommend an early internal viewing to avoid disappointment.

ENTRANCE HALL
Double glazed window and front entrance door, cloaks cupboard, door to lounge/dining room.

LOUNGE/DINING ROOM
23'3" x 12'0" (7.10 x 3.66)
Radiator, door to inner hallway, door to kitchen, double glazed bow window to the front and patio door leading to the conservatory.

CONSERVATORY
10'0" x 7'1" (3.06 x 2.17)
Sealed unit double glazed in hardwood frames with double glazed French doors leading to the garden.

KITCHEN
14'0" x 7'10" (4.27 x 2.39)
Incorporating a fitted range of wall, base and drawer units with rolled edge work surfacing and inset single bowl sink unit with single drainer. Electric cooker, freestanding washing machine and freestanding fridge/freezer included. Breakfast bar and built-in airing cupboard with wall mounted Worcester gas fired boiler (for central heating and hot water), hot water cylinder. Double glazed window and door to the side.

HALLWAY
Giving access to bedrooms and bathroom.

BEDROOM ONE
12'7" x 9'6" (3.86 x 2.92)
Built-in wardrobes, radiator, double glazed window to the rear.

BEDROOM TWO
10'4" x 6'7" (3.15 x 2.01)
Radiator, double glazed window to the rear.

BEDROOM THREE
9'3" x 7'10" (2.84 x 2.41)
Radiator, double glazed window to the side.

BATHROOM
Incorporating a three piece suite comprising wash hand basin, low flush WC and panel bath with electric shower over. Partially tiled walls, heated towel rail, double glazed window.

OUTSIDE
To the front is a patterned coloured concrete forecourt and driveway providing off-street parking with gates leading to further matching driveway which in turn leads to the single detached brick built garage. The front garden is laid to lawn with ornamental bedding. The property benefits from wraparound gardens to the side and rear.

REAR GARDEN
To the rear of the property is an area laid to lawn, patio, rockery area with shrubs and plants. The lawn then wraps around the far side of the property where there is a secluded garden area laid to lawn with raised rockery beds.

DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights. Turn left onto Church Street. Continue along the road taking the right fork onto Hickings Lane. Follow the road and take a left hand turn onto Braddon Avenue and then shortly afterwards turn left onto Churchdale Avenue where the property can be located on the right hand side as the first property. Ref. 7510PS

GROUND FLOOR
843 sq.ft. (78.4 sq.m.) approx.

TOTAL FLOOR AREA : 843 sq.ft. (78.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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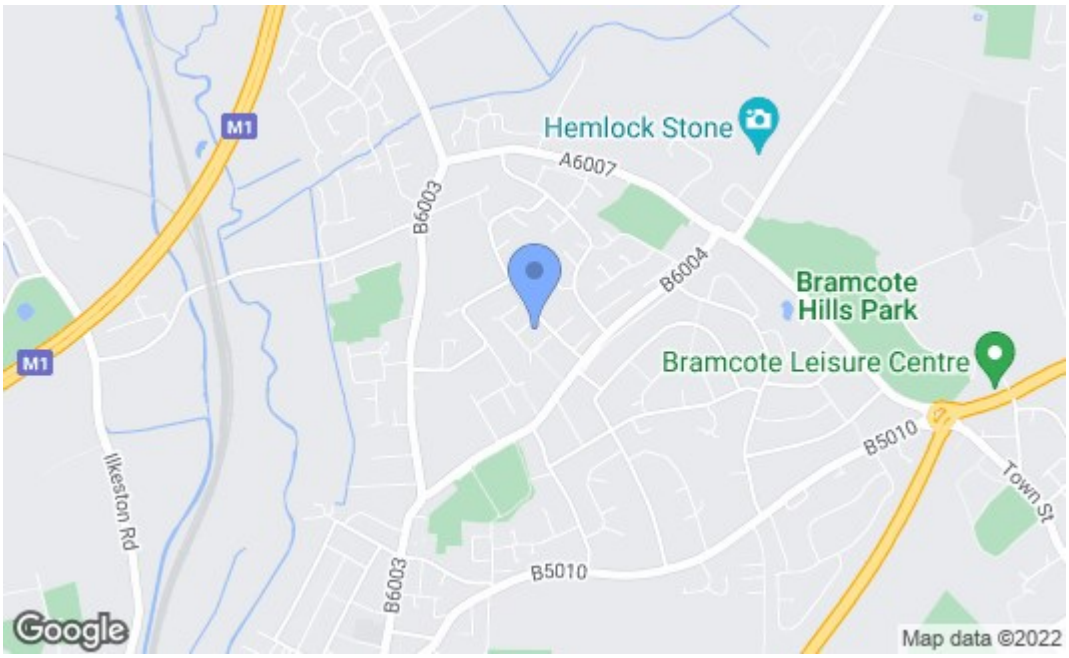

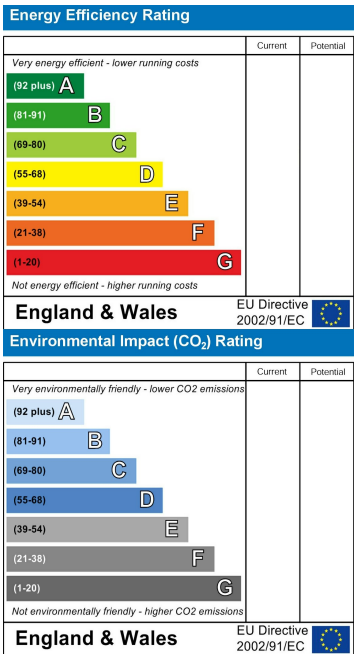

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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