Robert Ellis

look no further. . .

Bridgend Close
Stapleford, Nottingham NG9 7BU

A DECEPTIVELY SPACIOUS TWO BEDROOM SEMI DETACHED BUNGALOW.

£247,500 Freehold

ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET THIS DECEPTIVELY SPACIOUS TWO DOUBLE BEDROOM SEMI DETACHED BUNGALOW SITUATED IN THIS POPULAR AND ESTABLISHED CUL DE SAC LOCATION.

The single level accommodation of the property comprises "L" shaped entrance hallway, living room, dining area, breakfast kitchen, two double bedrooms and wet room.

Externally, there is off-street parking with access from the front also leading down the left hand side of the garden towards a detached garage. This then opens out via pedestrian gates to the main garden which offers far reaching views to the rear. The rear garden is split into various sections, including entertaining space, lawn, bushes and shrubbery. Offering greenery and screening to the boundary lines.

The property also benefits from gas fired central heating from combination boiler and double glazing throughout.

The property sits favourably with easy access to the shops and services in Stapleford town centre and a variety of nearby 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.

We highly recommend an internal viewing.

ENTRANCE HALL
13'11" x 6'6" (4.26 x 2.00)
uPVC panel and double glazed side entrance door, double glazed window to the side of the door, radiator, laminate flooring, loft access point to an insulated loft space, internal doors to living room, kitchen, both bedrooms and wet room.

LIVING ROOM
15'2" x 11'4" (4.64 x 3.47)
Double glazed window to the front (with fitted roller blind), radiator, marble style fire surround incorporating log effect electric fire, media points, coving, laminate flooring, opening through to the dining room.

DINING ROOM
12'2" x 7'9" (3.71 x 2.37)
Double glazed windows to the side and rear, uPVC rear exit door to the garden, radiator, wall light points, laminate flooring.

BREAKFAST DINING KITCHEN
13'5" x 11'6" (4.09 x 3.53)
The kitchen comprises a range of matching fitted base and wall storage cupboard with marble effect roll top work surfaces, inset single sink and drainer with central mixer tap, fitted eye level electric fan assisted oven, tiled splashbacks, plumbing for washing machine and dishwasher, further space for full height fridge/freeze, display shelving, vertical radiator, ample space for dining table and chairs, double glazed window to the rear (with fitted roller blind), boiler cupboard housing the 'Worcester Bosch' gas fired combination boiler for central heating and hot water purposes, uPVC panel and double glazed side exit door leading to the side driveway, fitted electric four ring hob, laminate style flooring.

BEDROOM ONE
13'1" x 11'8" (4.00 x 3.58)
Double glazed window to the front and side (with fitted blinds), radiator, range of fitted wardrobes with matching drawer units, laminate flooring.

BEDROOM TWO
9'11" x 9'6" (3.03 x 2.91)
Double glazed window to the side (with fitted blinds), radiator, fitted wardrobes. Further storage closet which also houses the electrical consumer box.

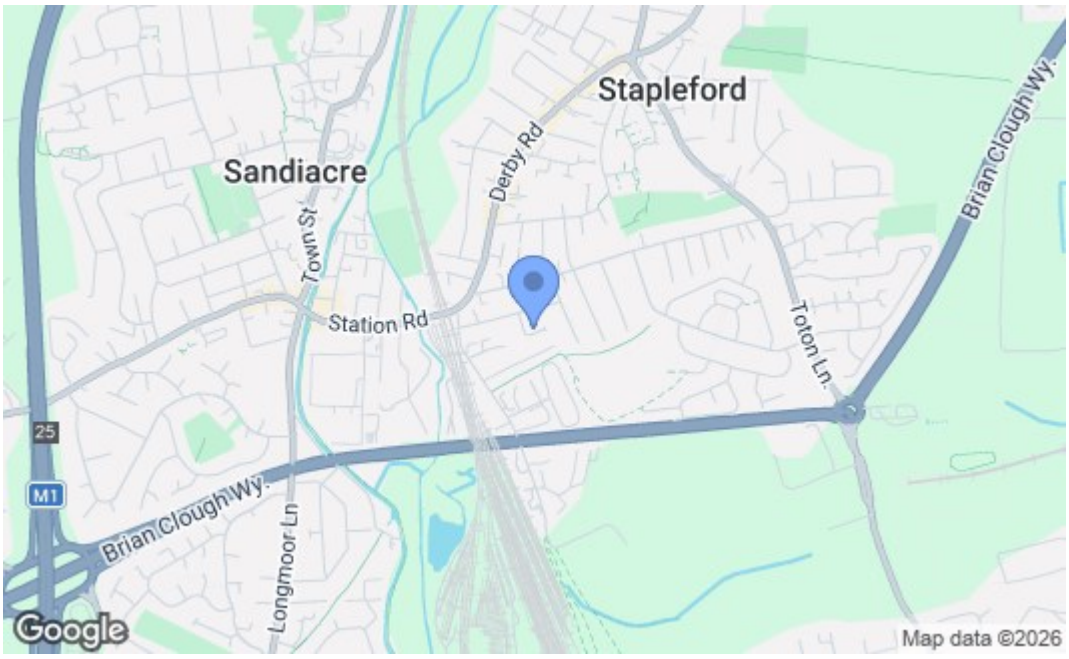
WET ROOM
5'10" x 5'10" (1.80 x 1.78)
Walk-in shower area with dual head attachment electric shower, wash hand basin, push flush WC. Extractor fan, fully tiled walls, anti-slip flooring, radiator, mirror fronted wall mounted bathroom cabinet, double glazed window to the side (with fitted blinds).

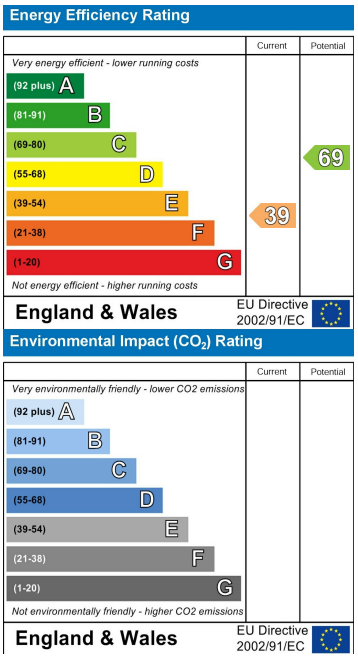
OUTSIDE
To the front of the property there is off-street parking for several vehicles in turn leading to the detached garage and security gates provide access to the side entrance door and into the rear garden. The front garden is predominantly slabbed housing a variety of mature bushes and shrubbery with paved pathway to the traditional front entrance door. The deceptive rear garden incorporates an initial raised decked entertaining space (making the most of the fantastic far reaching views) with remote control operated awning. The personal side access door leads into the garage and steps lead down to the well tended garden housing a variety of mature specimen bushes, trees and plants. The garden opens out at the end of the plot and leads to a detached pitched roof summerhouse. Within the garden there is also an external lighting point, water tap and lower patio area.

GARDEN SUMMERHOUSE
10'0" x 7'11" (3.05 x 2.43)
Situated to the foot of the garden plot with double doors leading to a timber constructed summerhouse making an ideal garden seating area to shelter from the rain.

DETACHED GARAGE
20'0" x 9'6" (6.12 x 2.90)
Up and over door to the front, power, lighting, personal access door and window to the side.

DIRECTIONS
From our Stapleford Branch, proceed to the Roach traffic lights and turn right onto Toton Lane. Continue over the brow of the hill, passing the entrance to Fairfield school and take a right hand turn onto Brookhill Street. Descend the hill, before taking an eventual left hand turn onto Birley Street and then take the first right onto Midland Avenue. Take the next left onto Bridgend Close and the property can be found on the right hand side, identified by our For Sale board.





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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