Robert Ellis

look no further. . .







Winterbourne Drive
Stapleford, Nottingham NG9 8NH

A THREE BEDROOM DETACHED BUNGALOW OFFERED FOR SALE WITH NO UPWARD CHAIN.

£240,000 Freehold

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ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS WELL PRESENTED SPACIOUS THREE BEDROOM DETACHED BUNGALOW SITUATED IN THIS ESTABLISHED RESIDENTIAL CUL DE SAC LOCATION AMONGST SIMILAR DETACHED BUNGALOWS.

Benefitting from being on a level lying plot, the property would make an ideal downsize or retirement property. Due to the size of the plot, the property would benefit from someone who is a keen gardener.

The accommodation comprises entrance hall, spacious lounge/diner, kitchen, inner hallway, three bedrooms, conservatory and three piece wet room-style shower room.

The property also benefits from gas fired central heating from a combination boiler, double glazing, off-street parking, detached garage (with electrically operated roller door) and generous garden space to the rear and side.

The property is situated within close proximity of the town centre amenities, as well as nearby healthcare needs such as Hickings Lane Medical Practice, bus services, tram services and outdoor space.

We believe the property will make an ideal downsize or retirement property due to being on a level lying plot and we highly recommend an internal viewing.





ENTRANCE HALL
6'2" x 3'6" (1.90 x 1.09)
Feature composite and double stained glass front entrance door with full height double glazed panel to the side of the door, radiator, display rack, decorative beamed ceiling, meter cupboard with shelving and hanging rail, door to lounge/diner.

LOUNGE/DINER
24'11" x 11'11" (7.61 x 3.65)
Double glazed box bay window to the front (with fitted blinds), two radiators, decorative beamed ceiling, Velux roof window adding more natural light, media points, dado rail, coving, feature Adam-style fire surround with marble style insert and hearth housing a coal effect fire, ample space for dining table and chairs, internal doors to the kitchen and inner hallway.

KITCHEN
13'10" x 8'7" (4.22 x 2.63)
The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with marble style roll top work surfaces incorporating one and half bowl sink unit with draining board and central swan-neck mixer tap, glass fronted crockery cupboards, decorative tiled splashbacks, fitted Hotpoint four ring hob with extractor over and oven beneath, space for American-style fridge/freezer, radiator, tiled floor, decorative beamed ceiling, double glazed window to the side, uPVC panel and double glazed exit door to the side garden.

INNER HALLWAY
Doors to all bedrooms and bathroom. Loft access point with pull-down loft ladders to a lit and partially boarded loft space.

BEDROOM ONE
12'10" x 9'7" (3.93 x 2.94)
Double glazed window to the rear (with fitted blinds), radiator, coving, range of fitted bedroom furniture including two double built-in wardrobes, cabinets, drawers and overhead storage cupboards.

BEDROOM TWO
9'9" reducing to 7'9" x 10'4" (2.99 reducing to 2.38 x 3.16)
Double glazed French doors opening through to the conservatory, radiator, coving.

BEDROOM THREE
9'6" x 7'10" (2.90 x 2.41)
Double glazed window to the side (with fitted blinds), radiator, coving, range of fitted bedroom furniture including a double wardrobe (also housing the gas fired combination boiler for central heating and hot water purposes), matching overhead storage cupboards, drawers and desk area. Fitted shelving and coving.

SHOWER/WET ROOM
7'1" x 5'6" (2.16 x 1.70)
Walk-in full width shower cubicle area with foldaway screen and mains shower, wash hand basin with mixer tap, low flush WC. Tiling to the walls, anti-slip flooring, double glazed window to the side, chrome ladder towel radiator, coving, wall mounted bathroom cabinet and wall hung mirror with light and shelving.

CONSERVATORY
16'0" x 7'6" (4.90 x 2.31)
Brick and double glazed construction with pitched roof incorporating a ceiling fan, double glazed windows to both side and rear, uPVC panel and double glazed French doors opening out to the rear garden, laminate flooring, radiator, power and lighting points.

OUTSIDE
To the front of the property there is an open plan frontage with access to the garage via an electrically operated roller door, tarmac driveway providing off-street parking and a shaped block paved pathway providing access to the front entrance door and side pedestrian gate. The front garden has decorative pebbles and an array of borders housing a variety of specimen bushes, shrubs, trees and plants. Pedestrian gated access then leads down the left hand side of the property towards the rear garden. Down the side of the property beyond the pedestrian gate there is a block paved side courtyard style patio area enclosed by timber fencing with concrete posts and gravel boards. This area has the benefit of an external water tap, both gas and electricity meters, pedestrian access back to the front, as well as a further pedestrian gate leading through to the rear garden.

TO THE REAR
The rear garden is of a good overall proportion, benefitting from separate areas with a decorative pebbled area leading onto a shaped rockery style pond, pitched roof timber summerhouse, access to the lower part of the garden which is split into two lawn sections via a sweeping pathway which provides access to the foot of the plot. The rear garden also has a vast array of planted bushes and shrubbery to the boundary lines.

DETACHED GARAGE
Electrically operated roller door to the front, personal access door and window to the side, power and lighting points.

DIRECTIONS
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. Look for and take an eventual left hand turn onto Braddon Avenue adjacent to the Hickings Lane Medical Practice, then take a left hand turn onto Churchdale Avenue. At the "T" junction, turn right onto Winterbourne Drive and as you get to the bend in the road with Beaumont Gardens, veer left and the bungalow can be found at the end, identified by our For Sale board.



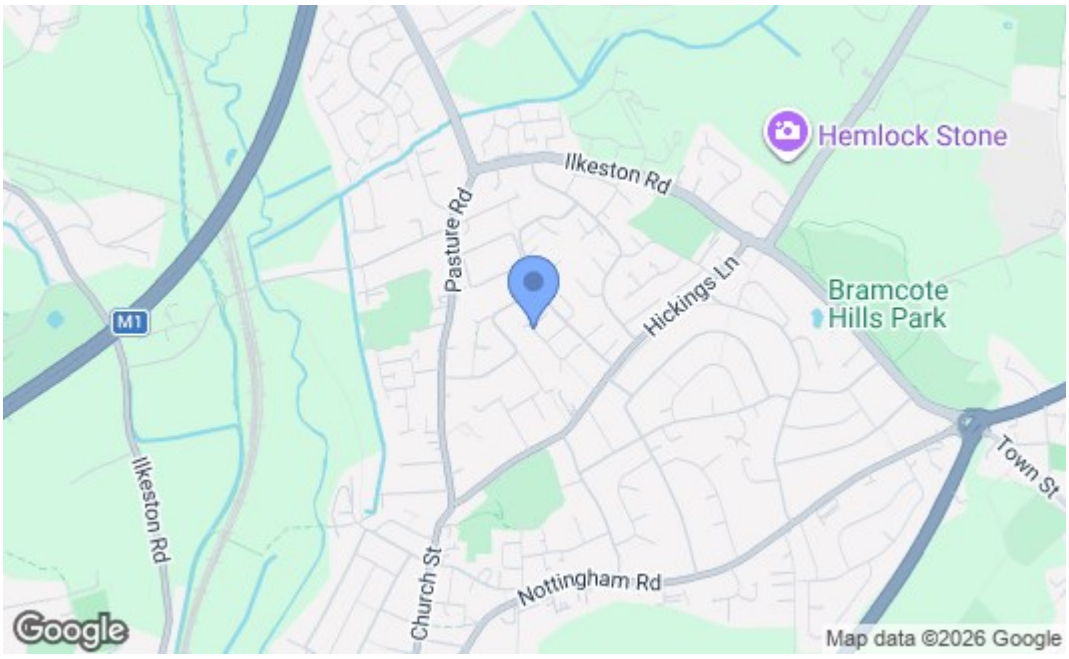


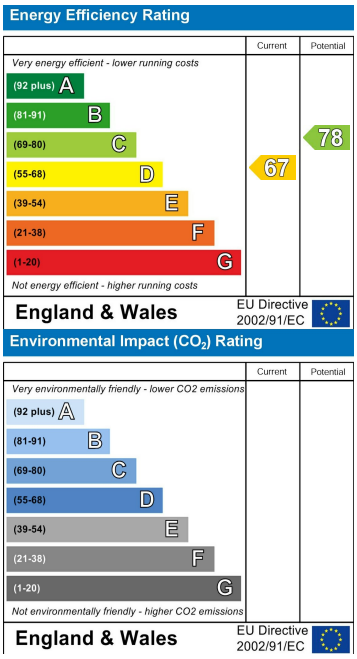












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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