



Winterbourne Drive  
Stapleford, Nottingham NG9 8NH

**£259,000 Freehold**

A THREE BEDROOM DETACHED  
BUNGALOW.



A relatively modern three bedroom detached bungalow.

Situated on a corner plot in this popular and now established residential development of 2 and 3 bedroom detached bungalows located on the flat in a convenient position within Stapleford.

The property comes to the market with NO UPWARD CHAIN and in a ready to move into condition. Features include gas fired central heating served from a combination boiler, double glazed windows and a double glazed conservatory.

Further features include a driveway providing ample off-street parking leading to a detached brick built garage, and manageable size rear gardens.

The property is within walking distance of a regular bus service found on Hickings Lane (via a footpath in the development) and in the town centre of Stapleford can be found a variety of shops and facilities, including Aldi, Sainsburys Local and banking hub, as well as NHS medical centre and recently refurbished library with learning facilities.

This is a fantastic property for those looking to downsize to single storey living but still having the benefit of three bedrooms.

An internal viewing comes highly recommended.



## ENTRANCE HALL

Composite double front entrance door, radiator, cloaks cupboard.

## LOUNGE/DINER

23'1" x 12'1" reducing to 10'8" (7.06 x 3.7 reducing to 3.26)

Inset living flame gas fire, TV plinth, two radiators, double glazed window to the side, double glazed box bay window to the front. Doors to kitchen and inner hallway.

## KITCHEN

11'10" min x 7'10" (3.62 min x 2.41)

Range of fitted wall, base and drawers units with rolled edge work surfacing and inset stainless steel sink unit with drainer. Built-in electric double oven, gas hob and extractor hood over. Integrated dishwasher, space and plumbing for washing machine. Cupboard housing 'Vaillant' gas boiler (for central heating and hot water). Radiator, double glazed window and door to the side.

## INNER HALLWAY

Loft hatch, doors to bedrooms and shower room.

## BEDROOM ONE

14'5" x 9'10" at widest point (4.4 x 3 at widest point)

Fitted bedroom furniture including wardrobes, drawers, dressing table with eye level units over, radiator, double glazed window to the rear.

## BEDROOM TWO

8'0" x 9'4" (2.45 x 2.85)

Radiator, double glazed window to the side.

## BEDROOM THREE

9'10" reducing to 6'9" x 10'4" (3 reducing to 2.08 x 3.16)

Previously used as a small sitting room with radiator, double glazed window and door leading to the conservatory.

## WET ROOM

6'11" x 5'4" (2.11 x 1.64)

Comprising pedestal wash hand basin, low flush WC, shower area with twin rose thermostatically controlled shower system. Heated towel rail, tiling to walls, double glazed window.

## CONSERVATORY

11'0" x 10'6" (3.36 x 3.21)

uPVC double glazed windows, brick dwarf wall with radiator, wall lights and double glazed door to the rear garden.

## OUTSIDE

To the front is a semi open plan front garden laid to lawn with some shrubs. There is a driveway, off-street parking for several vehicles in tandem which in turn leads to a detached brick built garage with up and over door, light, power and courtesy door to the rear. The rear garden is enclosed and of a manageable size. There is a section of garden laid to lawn, paved patio area, garden shed.

## COUNCIL TAX

Broxtowe Borough Council Band C.

## Material Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating - combination boiler

Septic Tank – No

Broadband – Available

Broadband Speed - Standard 4mbps, Superfast 67mbps,

Ultrafast 1000mbps

Phone Signal – O2 = Green, EE, Three & Vodafone = Amber

Sewage – Mains supply

Flood Risk : Rivers & the Sea - Very Low Risk, Surface Water - Low Risk

Flood Defenses – No

Non-Standard Construction – No

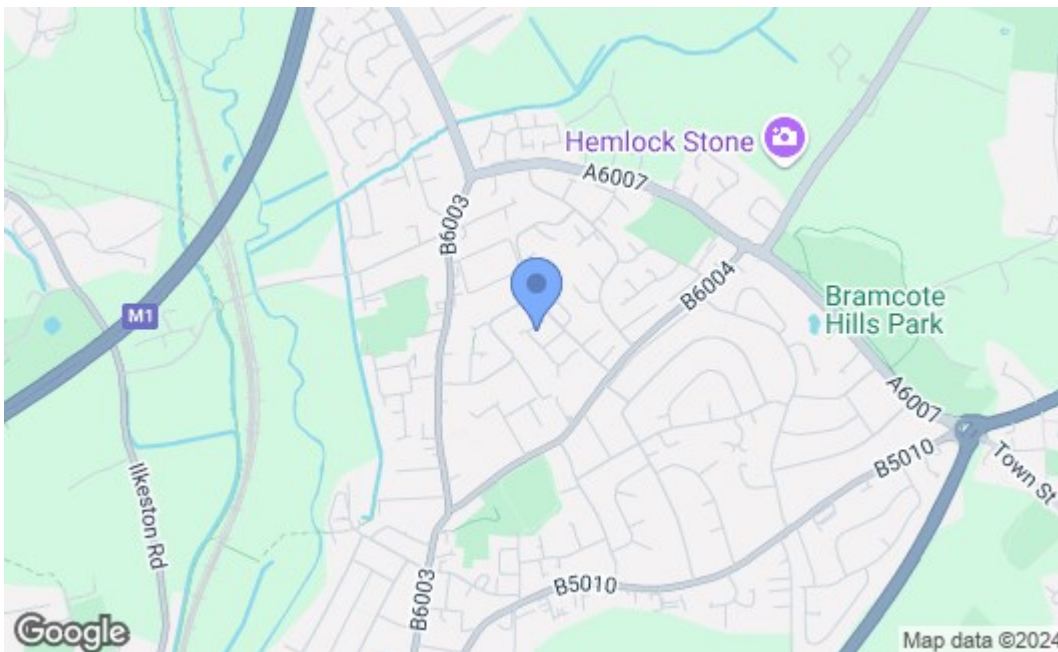
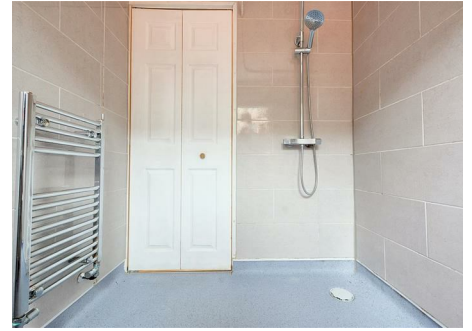
Any Legal Restrictions – No

Other Material Issues – No

## SOLAR PANELS

The property has the benefit of solar panels providing cheaper electricity. The panels are subject to a 25-lease agreement from 22/10/12. Further information can be provided on request.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.