



Winterbourne Drive  
Stapleford, Nottingham NG9 8NH

**Offers Over £300,000 Freehold**

A SPACIOUS THREE BEDROOM DETACHED BUNGALOW WITH GENEROUS PLOT, PARKING & DOUBLE GARAGE OFFERED FOR SALE WITH NO UPWARD CHAIN.





ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS SPACIOUS THREE BEDROOM DETACHED BUNGALOW SITTING ON A GENEROUS OVERALL PLOT WITH AMPLE PARKING, GENEROUS GARDENS AND DETACHED DOUBLE GARAGE.

With single level accommodation comprising entrance lobby, spacious through lounge diner, kitchen, inner hallway, three bedrooms and shower room.

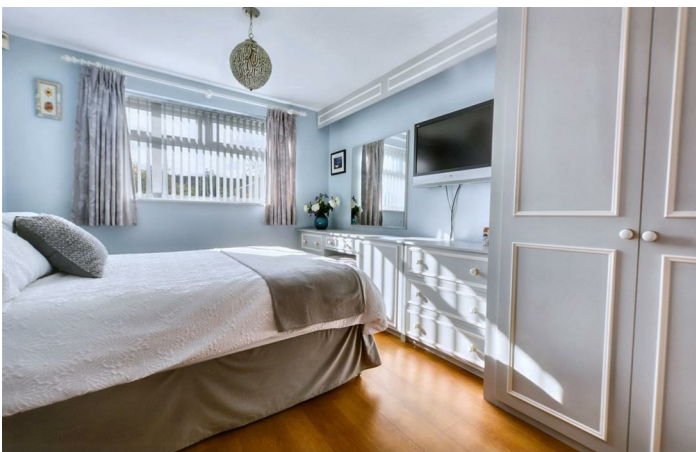
The property also benefits from gas fired central heating, double glazing, ample off-street parking, detached double garage and generous gardens to the rear.

The property is situated within this popular and established residential no through road cul de sac location set amongst other detached bungalows, all built at the same time, being well positioned within easy access of nearby health services, transport links and shopping facilities.

The property is situated on a generally level access plot making this an ideal downsize or retirement property, yet due to the size of the gardens to the rear, would still require an enthusiastic gardener.

The property is located within close proximity of the shops and services within Stapleford town centre, easy access to Hickings Lane Medical Centre, various bus services, as well as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus are all situated just a short distance away.

We believe the property would make an ideal downsize or retirement property. An internal viewing is highly recommended.



### ENTRANCE LOBBY

5'10" x 3'5" (1.80 x 1.06)

Composite and double glazed front entrance door with full height double glazed window to the side of the door, wall mounted telephone/media points, cloaks cupboard with shelving, hanging rail and electricity meter, panel and glazed door to the through lounge.

### THROUGH LOUNGE DINER

23'3" x 12'1" (7.11 x 3.70)

Double glazed bow window to the front (with fitted blinds), two radiators, media points, coving, feature fire surround incorporating coal effect fire. Internal doors then lead through to the kitchen and inner hallway.

### KITCHEN

14'0" x 8'6" (4.28 x 2.61)

The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers with roll top work surfaces incorporating one and half bowl sink unit with draining board and central swan-neck mixer tap. Fitted four ring hob with extractor over and oven beneath, integrated slimline AEG dishwasher, in-built washing machine and fridge/freezer. Mini breakfast bar, display corner shelving, tiled floor, in-built eye level AEG combination microwave, double glazed window to the side (with fitted blinds), composite and double glazed side exit door and boiler cupboard housing the 'Baxi' gas fired combination boiler (for central heating and hot water purposes), with useful additional shelving space.

### INNER HALLWAY

Doors to all bedrooms and shower room. Loft access point to a partially boarded and insulated loft space.

### BEDROOM ONE

12'9" x 9'8" (3.89 x 2.96)

Double glazed window to the rear (with fitted blinds), radiator, a range of fitted bedroom furniture including wardrobes, drawers and dressing area with matching bedside cabinets.

### BEDROOM TWO

10'4" x 9'10" (3.15 x 3.00)

Double glazed sliding patio doors opening out to the rear garden (with fitted blinds), radiator.

### BEDROOM THREE

7'10" x 7'10" (2.41 x 2.40)

Double glazed window to the side, radiator.

### SHOWER ROOM

7'0" x 5'5" (2.15 x 1.67)

Three piece suite comprising corner shower cubicle with 'Mira Sport' electric shower, glass shower screen/sliding doors, wash hand basin with mixer tap with storage cabinets beneath, hidden cistern push flush WC. Double glazed window to the side, tiling to the floor, decorative butterfly boarding, wall mounted LED bathroom mirror, chrome ladder towel radiator, panel ceiling incorporating spotlights.

### OUTSIDE

To the front of the property there is a lowered kerb entry point to a spacious, predominant block paved frontage providing off-street parking for several cars and/or vehicles such as campervans or works vehicles. Flowerbeds housing a variety of bushes and shrubbery. Accessed via the detached brick built double garage via electrically operated garage door and pedestrian gated access then leads into the rear. The side and rear garden consist of a "crazy" paved patio area with planted borders and rockery housing a variety of bushes and shrubbery. The rear garden has a central artificial lawn, enclosed by timber fencing with concrete posts and gravel boards to the boundary lines with a densely planted rockery housing a further variety of specimen bushes and shrubbery. There is a further area of garden to the rear of the garage which could be used for a variety of different purposes. It is predominantly gravelled and planted with an apple tree, enclosed by fencing to the boundary lines, with a small timber garden shed.

### BRICK BUILT DOUBLE GARAGE

16'11" x 15'9" (5.18 x 4.81)

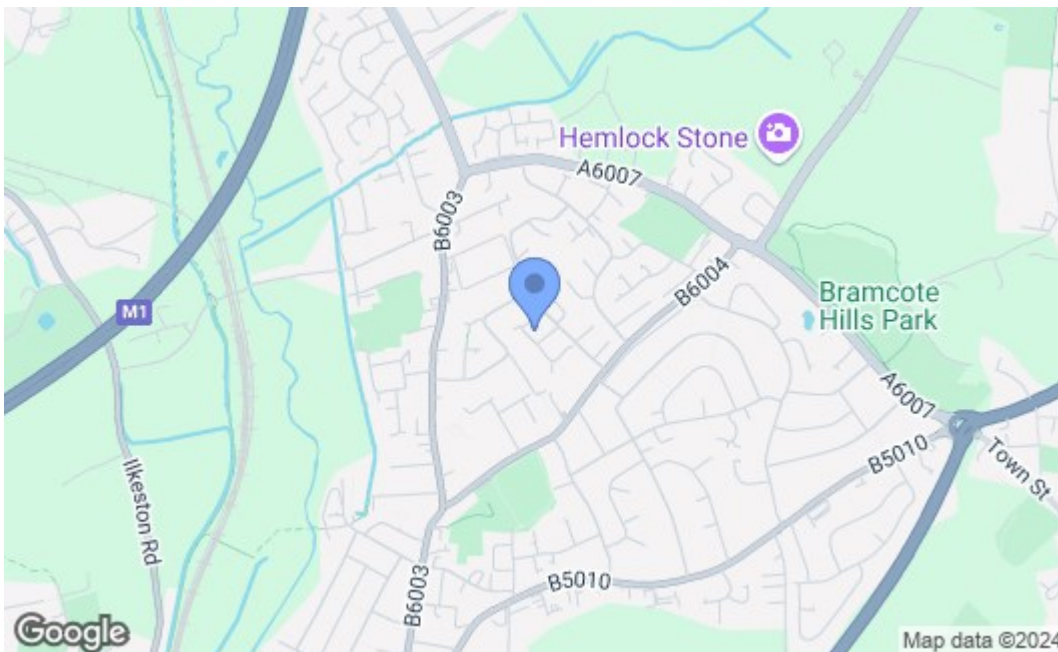
Brick built with pitched and tiled roof with electrically operated garage door to the front and personal access uPVC double glazed door and window to the side. Within the garage there is power, lighting points and roof storage space.

### 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 before taking an eventual left hand turn adjacent to the Hickings Lane Medical Practice onto Braddon Avenue. Take the first left onto Churchill Drive and at the "T" junction, turn left onto Winterbourne Drive. The property can be found tucked away in the right hand corner, identified by our For Sale board.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		70	
(69-80) C			
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
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.