



Darkey Lane  
Stapleford, Nottingham NG9 7JH

A TWO BEDROOM DETACHED  
BUNGALOW.

**£250,000 Freehold**





We are pleased to offer for sale this two bedroom detached bungalow located on a level garden plot within this highly regarded residential suburb.

This property comes to the market in a ready to move into condition with NO UPWARD CHAIN. The property benefits from gas fired central heating and double glazed windows. There is also the addition of a conservatory enjoying aspects over the rear garden.

Situated within this highly regarded location, a short walk to Morrisons Convenience Store, as well as a regular bus service. The town centre of Stapleford is also within easy reach which has its own health centre, dentist, as well as lots of other amenities. Bardills island is only a minute's drive away where the park and ride for the Nottingham tram can be found, giving direct access to Queen's Medical Centre, Beeston and Nottingham city centre.

The property enjoys ample off-street parking, leading to a detached brick built garage. The enclosed rear gardens are landscaped with ease of maintenance in mind.

Viewing is recommended.



## ENTRANCE HALL

Double glazed side entrance door, built-in airing cupboard with hot water cylinder.

## LOUNGE DINER

16'1" x 10'10" (4.92 x 3.31)

Radiator, double glazed windows to the side and front elevations.

## KITCHEN

10'5" x 9'0" (3.18 x 2.75)

Range of fitted wall, base and drawer units with matching breakfast bar, inset single bowl sink unit with single drainer. Electric cooker with extractor hood over. Plumbing and space for washing machine. Cupboard housing gas boiler (for central heating and hot water). Radiator, double glazed window to the front.

## BEDROOM ONE

12'11" x 10'11" (3.95 x 3.33)

Fitted bedroom furniture including wardrobes, dressing table and drawers. Radiator, double glazed window to the rear.

## BEDROOM TWO

9'1" x 8'11" (2.77 x 2.72)

Currently used as a second sitting room with radiator, patio doors leading to the conservatory.

## CONSERVATORY

9'2" x 9'6" (2.81 x 2.9)

uPVC double glazed windows, French doors opening to the rear garden.

## SHOWER ROOM

Incorporating a three piece suite comprising wash hand basin, low flush WC, corner shower cubicle with electric shower. Fully tiled walls, heated towel rail, double glazed window.

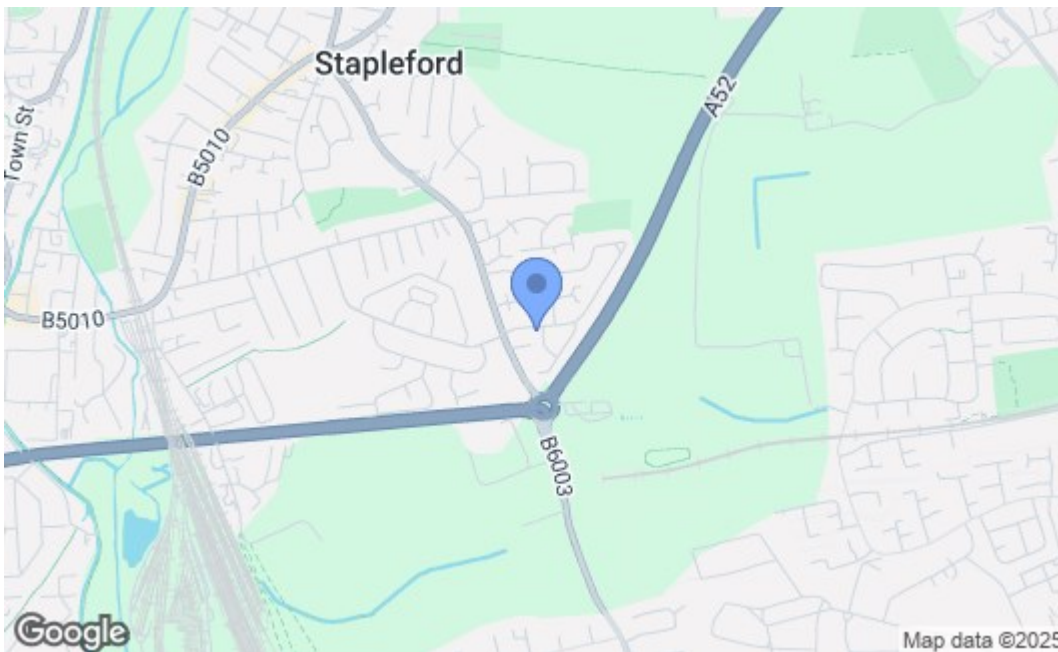
## OUTSIDE

The property is set back from the road with a fenced-in front garden finished with gravel with ornamental shrubs. A driveway provides ample off-street parking and leads to a detached brick built single garage with up and over door,

light and power. The rear garden is fenced-in and of a manageable size, landscaped with ease of maintenance in mind, with patio area beyond the conservatory. The rear garden is finished with ornamental gravel with a further paved area at the foot of the plot and various shrubs.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		59	
(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.