



**Bridgend Close
Stapleford, Nottingham NG9 7BU**

£239,995 Freehold

A TRADITIONAL THREE BEDROOM
DETACHED BUNGALOW POSITIONED IN
A QUIET RESIDENTIAL CUL DE SAC
LOCATION.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS TRADITIONAL, LARGER THAN AVERAGE BOW FRONTED THREE BEDROOM DETACHED BUNGALOW SITUATED IN THIS QUIET RESIDENTIAL CUL DE SAC LOCATION.

With single level accommodation, comprising entrance hallway, living room, dining area, kitchen, utility lean-to, three bedrooms and a recently replaced bathroom suite.

The property also benefits from recently updated and installed gas fired combination boiler, double glazing throughout, off-street parking and wraparound gardens to the front, side and rear.

Being positioned towards the head of this residential no through road cul de sac, the property offers easy access to the shops, services and amenities in the town centre, transport links to and from the surrounding area, including the i4 bus service, the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

If required, there is also easy access to schooling for all ages, as well as access to open countryside.

The property will suit a variety of different buying types due to the overall size of accommodation. We would therefore highly recommend an internal viewing.



ENTRANCE HALL

13'6" x 6'11" (4.14 x 2.11)

Composite and double glazed front entrance door with double glazed panel to the side of the door, radiator, loft access point to a partially boarded, insulated and lit loft space. Internal doors lead through to bedrooms one and two, bathroom, dining kitchen and living room.

BEDROOM ONE

11'9" x 10'11" (3.60 x 3.33)

Double glazed bow window to the front, radiator, range of fitted wardrobes to one wall with matching overhead storage cupboards.

BEDROOM TWO

9'11" x 9'4" (3.03 x 2.86)

Double glazed window to the side, radiator, storage cupboard with shelving.

BATHROOM

6'0" x 5'8" (1.85 x 1.73)

Recently replaced modern white three piece suite comprising panel bath with foldaway shower screen, mixer tap and mains shower, wash hand basin with mixer tap and storage cabinets beneath, hidden cistern push flush WC. Decorative butterfly boarding, double glazed window to the side (with fitted blinds), extractor fan, chrome ladder towel radiator, wall mounted mirror fronted bathroom cabinet.

DINING KITCHEN

12'10" x 11'8" (3.92 x 3.58)

The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with roll top work surfaces incorporating single sink and draining board with mixer tap and tiled splashbacks. Space for cooker, plumbing for dishwasher, display shelving, space for full height fridge/freezer, radiator, double glazed windows to both the side and rear, composite and double glazed exit door to the utility lean-to (with inset fitted blinds). Cupboard housing the gas fired combination boiler (for central heating and hot water purposes).

LEAN-TO

7'11" x 5'1" (2.43 x 1.56)

Plumbing and space for washing machine and further appliances, double glazed window to the rear, sloping ceiling, panel and glazed exit door to outside. Panel door leading back to the front of the property.

LIVING ROOM

15'3" x 11'4" (4.67 x 3.47)

Double glazed window to the front, three radiators, Adam-style fire surround with marble insert and hearth, housing a coal effect fire, media points, Georgian-style triple opening doors with sliding vertical blinds which open out into the dining area.

DINING AREA

11'8" x 7'1" (3.57 x 2.18)

Double glazed windows to both the rear and side, radiator, folding Georgian-style doors opening back through to the living room, further door to bedroom three.

BEDROOM THREE

14'2" x 9'6" (4.32 x 2.90)

Double glazed windows to both the front and rear, additional double glazed window to the side (with fitted roller blind), uPVC door to the front, radiator.

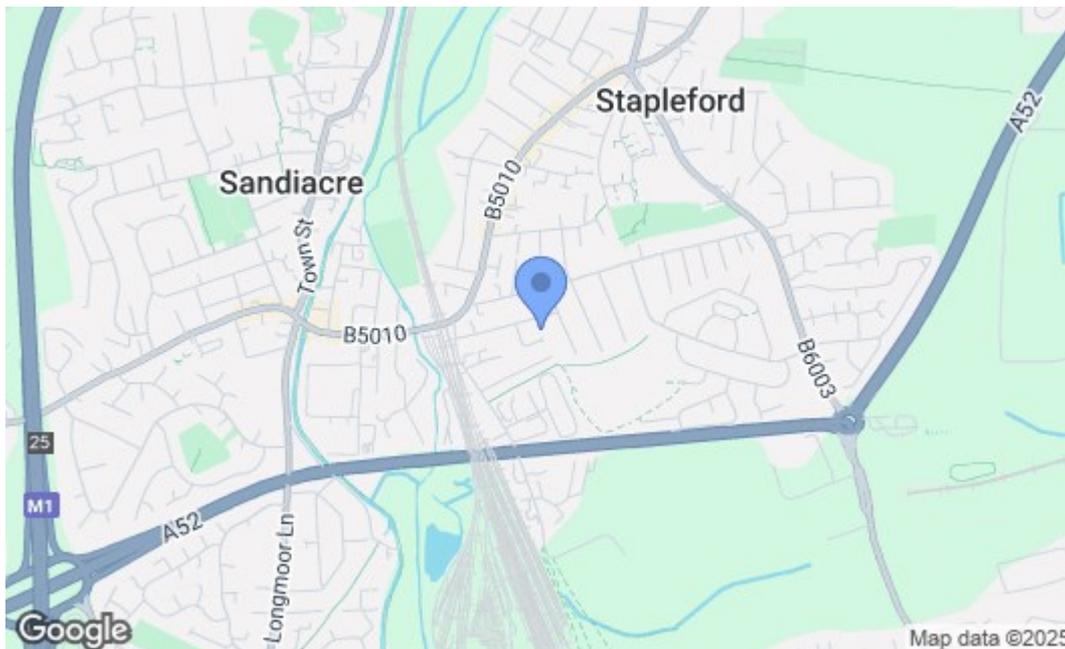
OUTSIDE

To the front of the property there is a lowered kerb entry point to a front driveway and adjacent gravel hard standing providing off-street parking. Beyond the driveway leading down the side there is a shaped lawn section with planted beds and borders housing a wide variety of specimen bushes, shrubs and plants. A pedestrian gate then opens out into the side and rear gardens, where there is a continuation of the shaped lawn and a further array of planted beds and borders. Garden shed. The garden then opens out to the rear, where there is a paved patio seating area, external power point and water tap. Paved access leads back into the bungalow via the rear lean-to utility.

DIRECTIONS

From our Stapleford Branch on Derby Road, 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 then take a right hand turn onto Brookhill Street. Descend the hill and take an eventual left hand turn onto Birley Street and then take the first right onto Midland Avenue. Take a left hand turn onto Bridgend Close and follow the bend in the road to the left. The property can then be found tucked away in the top left hand corner, identified by our For Sale board.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		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.