



Kelvin Close
Stapleford, Nottingham NG9 7DF

£235,000 Freehold

A FULLY RENOVATED TWO BEDROOM
DETACHED BUNGALOW. NO UPWARD
CHAIN.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS TOTALLY RENOVATED AND WELL PRESENTED TWO BEDROOM DETACHED BUNGALOW POSITIONED IN THIS RESIDENTIAL CUL DE SAC LOCATION ON THE EDGE OF STAPLEFORD TOWN CENTRE. BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

With single level accommodation comprising spacious "L" shaped entrance hallway leading through to two bedrooms, newly fitted bathroom suite, newly fitted kitchen, as well as a garden room to the rear.

The property also benefits from gas fired central heating from 'Glow Worm' combination boiler with 'Hive' central heating thermostat, double glazing throughout, ample off-street parking to both the front and side, detached garage to the rear, as well as an enclosed garden space.

The property has been renovated to include newly fitted kitchen, bathroom, central heating system, as well as full decoration and flooring throughout, and sits on a level-lying plot, in a cul de sac location, making this an ideal downsize or retirement property.

We highly recommend an internal viewing.



ENTRANCE HALL

11'1" x 9'10" (3.39 x 3.00)

uPVC panel and double glazed side entrance door with full height double glazed window to the side of the door, radiator, laminate flooring, loft access point. Doors to all bedrooms, bathroom and kitchen.

LOUNGE

15'10" x 10'4" (4.84 x 3.17)

Double glazed window to the front, triple radiator, laminate flooring, flush LED spotlights.

KITCHEN

11'0" x 8'10" (3.37 x 2.70)

Newly fitted comprising a matching range of handle-less, soft-closing base and wall storage cupboards and drawers with square edge work surfacing, incorporating four ring hob with oven beneath. Plumbing for washing machine, fitted single sink and draining board with central swan-neck mixer tap, decorative backboards, double glazed windows to both the side and rear, flush fitting LED lighting, radiator, laminate flooring, opening through to the garden room.

GARDEN ROOM

17'6" x 6'9" (5.35 x 2.08)

Double glazed windows to both the side and rear, two sets of uPVC panel and double glazed doors, one leading onto the driveway and one leading into the rear garden. Radiator, laminate flooring.

BEDROOM ONE

14'0" x 8'10" (4.27 x 2.71)

Double glazed window to the rear, radiator, laminate flooring, flush fitting LED lighting, useful storage closet.

BEDROOM TWO

8'1" x 7'5" (2.47 x 2.28)

Double glazed window to the front, radiator, laminate flooring, flush fitting LED lighting.

BATHROOM

6'2" x 5'7" (1.88 x 1.72)

Newly fitted three piece suite comprising "P" shaped bath with curved glass screen, mixer tap and dual attachment mains ran shower over, wash hand basin with mixer tap

with storage cabinets beneath, hidden cistern push flush WC. Decorative boarding to two walls, double glazed window to the side, flush fitting LED lighting, extractor fan, ladder towel radiator.

OUTSIDE

To the front of the property there is a lowered kerb entry point to a tarmac driveway leading down the left hand side of the property with decorative block paved edging, as well as a paved front garden with decorative stone providing straightforward maintenance. The driveway to the left has double pedestrian gates leading to further secure parking which in turn leads to the garage and into the rear garden.

TO THE REAR

The rear garden is enclosed by timber fencing, recently laid turf, designed for straightforward maintenance.

DETACHED GARAGE

Double opening doors to the front, window to the side.

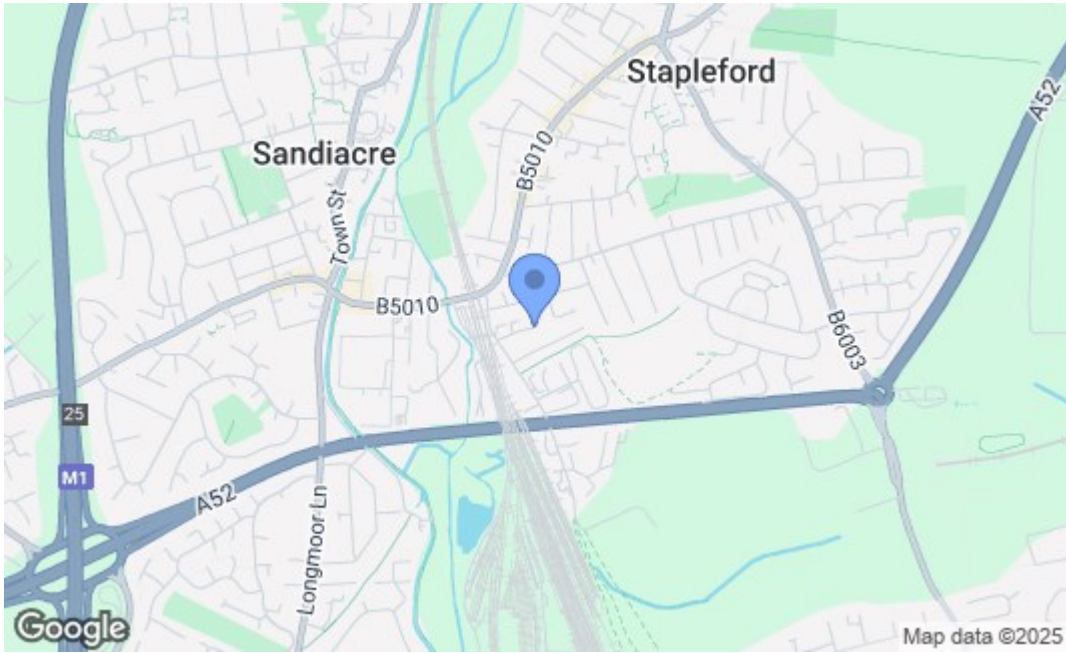
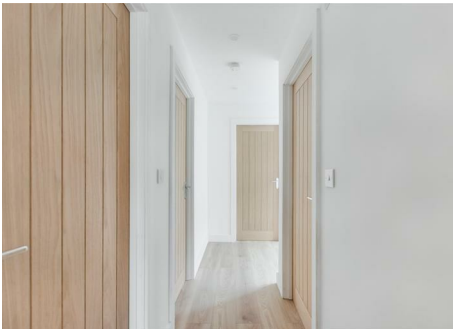
DIRECTIONS

From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre and take an eventual left hand turn just prior to the railway bridge onto Bessell Lane. Continue and take a left hand turn into the cul de sac of Kelvin Close and the property can be found on the right hand side, identified by our For Sale board.

AGENTS NOTE

Some of the internal images have virtual staging to give an impression of how to furnish the property.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) 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.