



**Baulk Lane**  
**Stapleford, Nottingham NG9 8BG**

**£650,000 Freehold**

AN INDIVIDUALLY DESIGNED FIVE  
BEDROOM THREE RECEPTION ROOM  
DETACHED BUNGALOW.





We have great pleasure in offering for sale this substantial, individually designed and built five bedroom, three reception room detached bungalow tucked away off a private driveway in a highly regarded location.

Built in the 1980's, this relatively modern property offers spacious and adaptable single storey living, great for families and couples alike. The property has is arranged with flexibility of accommodation with four good sized bedrooms, both the principal and second bedrooms with en-suite shower rooms, as well as a family bathroom serving the other two bedrooms. There is a generous living room, separate dining room opening through to a conservatory, and a dining kitchen with handmade units and granite worktops. A second connecting lobby gives access to a utility, cloaks/WC, as well as a study/fifth bedroom and additional sitting room. This wing of the property offers potential to be adapted into a self contained annex and could be ideal for dependent relatives or those looking to work from home.

Located off Baulk Lane, a no-through road on the border of Stapleford/Bramcote, close to open space and local amenities, including schools, doctors surgery and dentist, as well as good transport links to Nottingham and Derby, and the vibrant town centre of Beeston, Nottingham University and QMC.

Situated on a plot of approximately 0.28 acres (including the driveway) and accessed from a long, private driveway with ample courtyard parking and detached garaging. There are gardens to three sides of the property which are attractively landscaped with a variety of seating areas.

We strongly recommend viewing this property to fully appreciate the accommodation on offer.





## HALLWAY

8'11" x 10'11" (2.72 x 3.35)

A large welcoming hallway with double glazed windows and door. Walk-in closet housing the central heating system which comprises a Baxi gas boiler and pressurized hot water tank, sealed unit double glazed porthole window. The entrance hallway opens through to a central hallway measuring 1.08m x 9.89m with radiator and access to all rooms.

## LIVING ROOM

19'9" x 13'1" (6.02 x 4)

Feature stone fireplace, radiator, aluminium double glazed bi-fold doors opening to the rear garden.

## DINING ROOM

11'7" increasing to 14'10" (3.54 increasing to 4.54)

Radiator, archway leading through to conservatory.

## CONSERVATORY

9'0" x 11'4" (2.76 x 3.46)

Sealed unit double glazing in hardwood frames, radiator, double glazed doors opening to the rear garden.

## DINING KITCHEN

18'4" x 12'5" reducing to 9'2" (5.6 x 3.8 reducing to 2.81)

Incorporating a painted wooden built range of wall, base and drawer units with contrasting granite work surfacing and inset stainless steel double bowl sink unit. Falcon gas/electric range, integrated fridge and freezer, integrated dishwasher, sealed unit double glazed windows to the front. Door to second entrance lobby.

## SECOND ENTRANCE LOBBY

Fitted full height larder cupboard. Doors to cloaks/WC, utility room, study and sitting room.

## CLOAKS/WC

Incorporating a two piece suite comprising wash hand basin with vanity unit, low flush WC. Heated towel rail.

## UTILITY ROOM

6'5" x 4'7" (1.98 x 1.42)

Fitted units to match the kitchen, contrasting granite work surfacing, inset Belfast sink unit. Plumbing and space for washing machine and tumble dryer. Heated towel rail, sealed unit double glazed windows to the front.

## STUDY/BEDROOM FIVE

9'6" x 11'4" (2.92 x 3.46)

Radiator and sealed unit double glazed windows to the front.

## SITTING ROOM

13'8" x 16'0" (4.18 x 4.9)

Feature open fireplace, radiator, double glazed oriel bay window to the side, aluminium double glazed bi-fold doors opening to the rear garden.

## BEDROOM ONE

18'11" x 14'10" to dressing area reducing to 9'1" (5.77 x 4.53 to dressing area reducing to 2.77)

Handmade fitted bedroom furniture including wardrobes with eye level units, drawers and dressing table with vanity mirror. Radiator, double glazed windows to the front and door to en-suite.

## EN-SUITE

Incorporating a three piece suite comprising pedestal wash hand basin, low flush WC, shower cubicle with thermostatic controlled shower. Partially tiled walls, heated towel rail, double glazed window.

## BEDROOM TWO

8'6" x 11'11" (2.61 x 3.64)

Fitted handmade wardrobes with eye level units. Radiator, double glazed window to the rear. Door to en-suite.

## EN-SUITE

Incorporating a three piece suite comprising pedestal wash hand basin, low flush WC, shower cubicle with electric shower. Heated towel rail, double glazed window.

## BEDROOM THREE

11'11" x 8'6" (3.64 x 2.6)

Radiator, double glazed window to the rear.

## BEDROOM FOUR

11'11" x 7'11" (3.64 x 2.43)

Fitted wardrobes, radiator, double glazed window to the rear.

## FAMILY BATHROOM

14'7" x 7'0" reducing to 5'6" (4.46 x 2.14 reducing to 1.7)

Incorporating a contemporary four piece suite comprising floating wash hand basin with vanity unit, low flush WC, bathtub with central mixer taps with handheld shower rose, shower cubicle with thermostatic controlled shower. Partially tiled walls, heated towel rail, built-in linen cupboard, double glazed window.

## OUTSIDE

The property is approached from its own long driveway off Baulk Lane which leads to the front courtyard where there is parking for several vehicles and access to the detached garage block. To the front elevation there is a section of garden laid to lawn, an attractive stone pathway leading to the front door and sandstone patio. An attractive wall finished with wrought iron work and wrought iron gate opens through to a further garden area with purpose built vegetable plot. There is also a potting shed. The pathway runs around to a garden at the far side laid to lawn. The pathway continues along around to the rear elevation where the main gardens can be found laid mainly to lawn offering a private space with deep colourful beds and a raised terraced patio area beyond the bi-fold doors to the sitting room and living room.

## NOTE

Within the garden there is an original air raid shelter (believed to be from the 2nd World War).

## GARAGE BLOCK

16'5" x 21'4" (5.01 x 6.51)

An attractive building with twin electric remote controlled roller doors, light and power, pitched tiled roof, offering the possibility of storage space, courtesy door giving access to the garden.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	76
(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.