Robert Ellis

look no further. . .







Wellington Street
Stapleford, Nottingham NG9 7BE

A TWO BEDROOM SEMI DETACHED BUNGALOW. NO UPWARD CHAIN.

£245,000 Freehold



If you are looking for a ready to move into bungalow located on the flat and within walking distance of local amenities, this property may be just the one you are looking for.

This two bedroom (plus attic room) semi-detached bungalow comes to the market in a ready to move into condition offering surprisingly spacious and versatile accommodation.

This property has been altered and extended in recent times, with the garage being converted into a generous day room which could act as a second sitting room, potential bedroom, etc. The attic has been professionally converted to provide for an additional room incorporating a dormer window with views over the surround area and fields to the rear.

The property benefits from gas central heating served from a combination boiler, double glazing and the breakfast kitchen offers a modern range of fitted units with built-in appliances. The inner hallway has a useful utility closet for plumbing and space for a washing machine and the living room is of generous size with a feature fireplace and French doors opening to the rear garden, which enjoys aspects over the surrounding area.

Set back from the road with an attractive forecourt which provides off-street parking for up to three vehicles, the property is situated on a no-through road. Positioned in this extremely convenient location within strolling distance of Stapleford high street which offers a good variety of shops and facilities, and a regular bus service which links Nottingham and Derby.

Offered for sale with NO UPWARD CHAIN and therefore available immediately. An internal viewing is recommended.





HALLWAY
17'7" x 3'11" (5.36 x 1.20)
A generous and welcoming central hallway with radiator, composite double glazed front entrance door with double glazed window. Doors to day room, bedrooms one and two, shower room and living room.

LIVING ROOM
15'4" x 15'10" reducing to 7'10" (4.69 x 4.84 reducing to 2.41)
Contemporary flame-effect gas fire with Adam-style surround, radiator, double glazed French doors with side windows opening to the rear garden. Door to kitchen.

KITCHEN
17'2" reducing to 12'0" x 11'0" (5.24 reducing to 3.68 x 3.36)
Incorporating a modern contemporary range of fitted wall, base and drawer units with low profile granite worktops and inset one and a half bowl stainless steel sink unit with single drainer. Built-in appliances include 'Neff' electric oven with separate microwave, gas hob and extractor hood over. Integrated fridge and freezer, table and chair space and useful broom cupboard. Door to inner hallway. Double glazed window and door to rear garden.

INNER HALLWAY
8'4" x 3'4" minimum (2.55 x 1.03 minimum)
Useful utility closet with wall mounted gas combination boiler (for central heating and hot water), plumbing and space for washing machine, space for condensing tumble dryer. uPVC double glazed door to side and staircase leading to the attic room.

DAY ROOM
18'5" x 7'11" increasing to 12'3" (5.63 x 2.42 increasing to 3.74)
Previously the garage and professionally converted to provide a generous space, currently used as a craft and hobby room, but could equally be used as an additional bedroom, sitting room, study, music room, etc. Radiator, two double glazed windows and single glazed porthole window to the front.

BEDROOM ONE
12'0" x 11'1" less wardrobes (3.66 x 3.38 less wardrobes)
Fitted wardrobes to one wall, matching drawers and freestanding bedside cabinets, radiator and double glazed window to the front.

BEDROOM TWO
8'10" x 7'10" reducing to 4'9" (2.71 x 2.41 reducing to 1.47)
Built-in closet, radiator, double glazed window to the side.

SHOWER ROOM
7'8" x 4'9" (2.36 x 1.45)
Modern three piece suite comprising wash hand basin with vanity unit, low flush WC with concealed cistern and walk-in shower cubicle with electric shower. Heated towel rail and double glazed window.

ATTIC ROOM
11'8" x 15'5" (3.57 x 4.72)
Accessed from a dog-leg staircase inner hallway, this functional and adaptable space has an electric night storage heater, eaves storage space and double glazed dormer window to the rear.

OUTSIDE
The property is set back from the road with a block paved forecourt providing parking for up to three vehicles, with attractive walled-in frontage with wrought iron gates to the boundary and fenced to both sides. There is gated pedestrian access to one side of the property leading to the rear garden which is attractively landscaped with ease of maintenance in mind. Immediate beyond the rear elevation is an attractive patio area with contemporary railing, slope and steps leading to the lower garden which is laid to ornamental gravel for ease of maintenance. There are shrub borders and a garden shed.

AGENTS NOTE
Following a storm event in October 2023, the property experienced an element of flooding. This affected the garage which has now been converted into a day room. There was no flooding to the habitable accommodation at the time of the event.





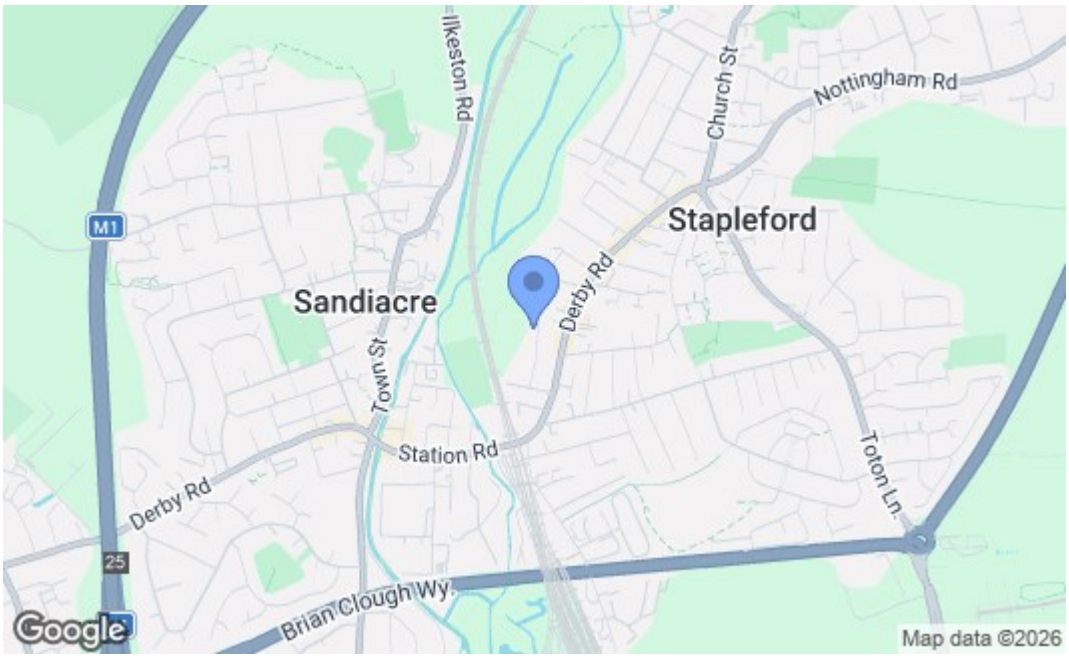


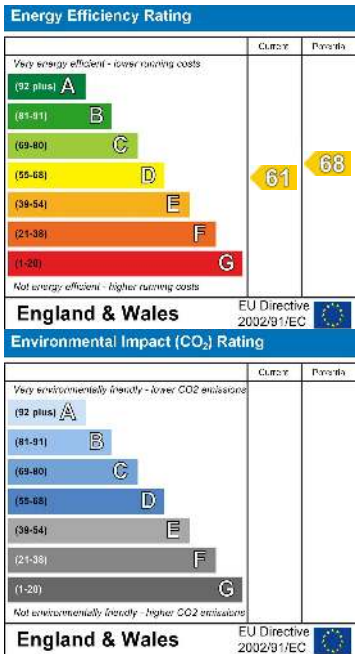












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

30-32 Derby Road, Stapleford, Nottingham, Nottinghamshire, NG9 7AA
stapleford@robertellis.co.uk
0115 949 0044