

# HoldenCopley

PREPARE TO BE MOVED

Blake Road, Stapleford, Nottinghamshire NG9 7HN

---

Guide Price £225,000 - £255,000

Blake Road, Stapleford, Nottinghamshire NG9 7HN



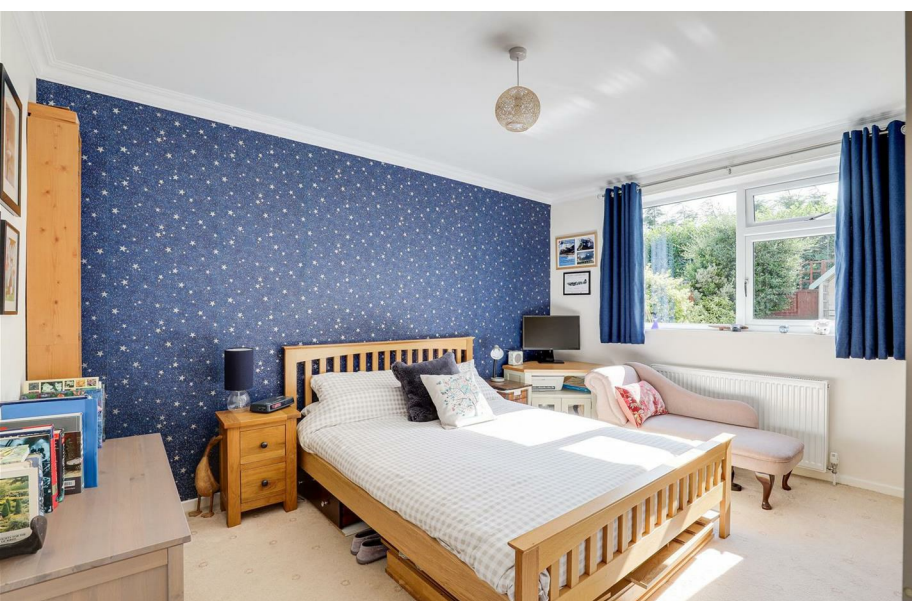
GUIDE PRICE £225,000 - £235,000

LOCATION LOCATION LOCATION...

This deceptively spacious two-bedroom detached bungalow offers a blend of comfort and functionality, situated conveniently close to local amenities such as shops, excellent transport links and top-rated school catchments, yet close to open fields and countryside walks. Stepping into the inviting entrance hall, you'll find two generous bedrooms that promise restful retreats. The cozy living room serves as the heart of the home, ideal for both relaxation and social gatherings. The well-appointed fitted kitchen caters to all your culinary needs, while the modern three-piece bathroom suite ensures everyday convenience. Outside, the property continues to impress. The front features a driveway that offers ample parking space. At the rear, you'll discover a private garden that's perfect for outdoor enjoyment, complete with a patio area for al fresco dining, a well-maintained decking area for lounging and a unique converted garage that boasts an additional fitted kitchen, ideal for entertaining or as an extra living space. This bungalow is a hidden gem, offering ample room and versatility in a highly practical location.

MUST BE VIEWED





- Detached Bungalow
- Two Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Three Piece Bathroom Suite
- Converted Garage With Fitted Kitchen & Storage Room
- Private Low Maintenance Rear Garden
- Driveway
- Popular Location
- Must Be Viewed





## ACCOMMODATION

### Entrance Hall

11'3" x 7'11" (3.43m x 2.43m)

The entrance hall has carpeted flooring, a radiator, a built-in cupboard housing the boiler, access to a partially boarded loft via a drop-down ladder, coving, a single composite door providing access into the accommodation.

### Living Room

11'5" x 18'4" (3.50m x 5.59m)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a feature fireplace with a decorative surround and coving.

### Kitchen

10'9" x 9'0" (3.29m x 2.75m)

The kitchen has a range of fitted base and wall units with worktops, an integrated oven, an electric hob, an extractor hood, a stainless steel sink with a drainer, space and plumbing for a washing machine, space for a fridge-freezer, tile-effect flooring, a radiator, coving, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access out to the garden.

### Master Bedroom

11'5" x 13'1" (3.48m x 3.99m)

The main bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, fitted sliding door wardrobes and coving.

### Bedroom Two

9'1" x 9'7" (2.78m x 2.94m)

The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a dado rail and coving.

### Bathroom

6'2" x 6'11" (1.88m x 2.13m)

The bathroom has a low level flush W/C, a wash basin with fitted storage, a fitted panelled bath with a mains-fed shower, a glass shower screen, wood-effect flooring, partially tiled walls, a chrome heated towel rail, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

## OUTSIDE

### Kitchen

10'0" x 7'7" (3.05m x 2.32m)

The kitchen has a range of fitted base and wall units with worktops, two integrated ovens, an integrated dishwasher, an electric hob with an extractor hood, a washing machine, a stainless steel sink with a drainer, a further stainless steel sink, tiled flooring, a velux window, recessed spotlights, a UPVC double-glazed window and a single UPVC door.

### Storage Room

7'8" x 5'4" (2.35m x 1.65m)

The storage room has lighting, shelves, an up and over garage door and a single UPVC door.

### Front

To the front of the property is a tarmac driveway.

### Rear

To the rear of the property is private enclosed garden with a fence panelled boundary, decking, a patio, decorative stones and a single wooden lockable side gate providing access to the driveway.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Superfast - 1000 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – All 3G, 4G & 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Broxtowe Borough Council - Band B

This information was obtained through the directgov website.

HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

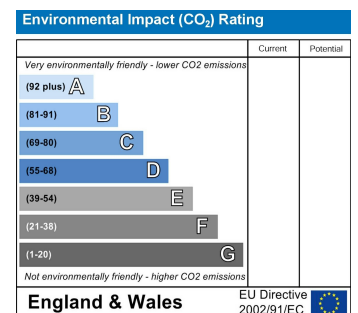
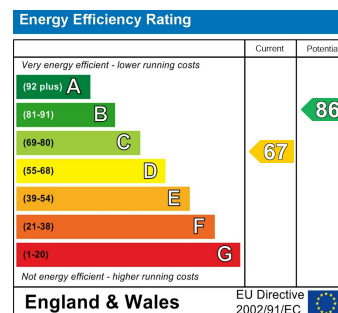
The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



Blake Road, Stapleford, Nottinghamshire NG9 7HN

**HoldenCopley**  
PREPARE TO BE MOVED



FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
© HoldenCopley

**0115 8963 699**

30 Market Place, Long Eaton, NG10 1LT

[longeatonoffice@holdencopley.co.uk](mailto:longeatonoffice@holdencopley.co.uk)

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

Agents Disclaimer: HoldenCopley, their clients and employees are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.