



Turner Close  
Stapleford, Nottingham NG9 7HQ

**£225,000 Freehold**

A GEORGE WIMPEY CONSTRUCTED TWO  
BEDROOM SEMI DETACHED BUNGALOW.



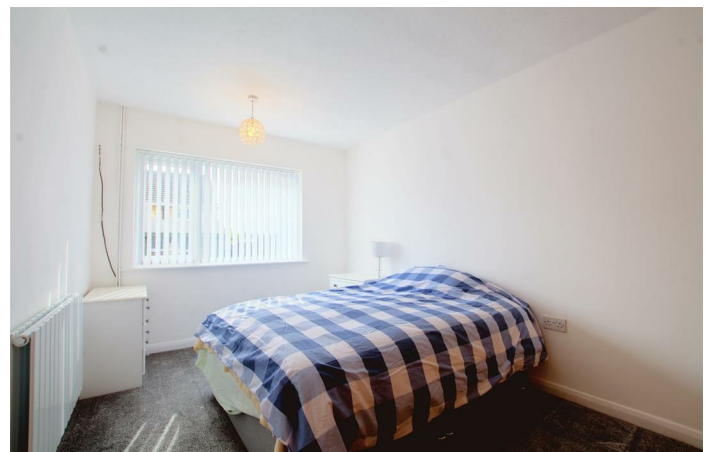
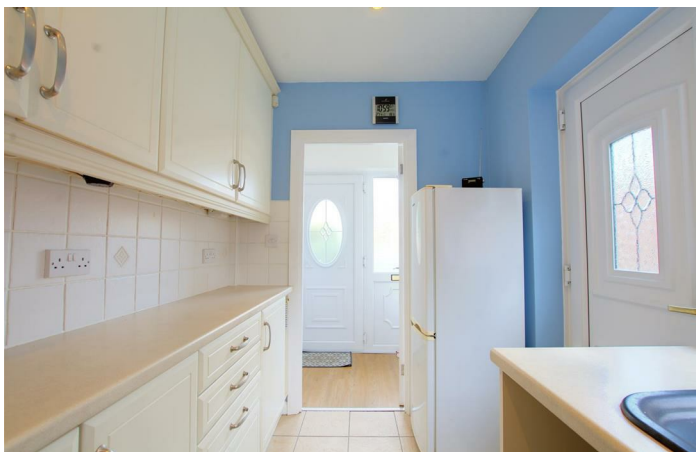
ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH NO UPWARD CHAIN THIS GEORGE WIMPEY CONSTRUCTED TWO BEDROOM SEMI DETACHED BUNGALOW SITUATED IN THIS QUIET AND ESTABLISHED RESIDENTIAL CUL DE SAC LOCATION.

With single level accommodation comprising entrance lobby, kitchen, living room, inner hallway, two bedrooms and a shower room.

The property also benefits from gas fired central heating from combination boiler located in the roof space, double glazing, off-street parking and larger than average detached garage with power, light and electrically controlled up and over door.

The property is located within this quiet residential cul de sac no-through road location within easy reach of the shops and services within Stapleford town centre. There is also easy access to good transport links such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

With easy to maintain gardens to the front and the rear on a level lying plot, we believe that the property would make an ideal retirement or downsize property and we therefore highly recommend an internal viewing.



### ENTRANCE LOBBY

6'2" x 3'4" (1.88 x 1.02)

uPVC panel and double glazed front entrance door with double glazed window and panel to the side of the door, meter storage cupboard. Doors to living room and kitchen. Vertical modern radiator, laminate flooring.

### KITCHEN

10'9" x 6'9" (3.28 x 2.06)

Equipped with a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating single sink and draining board with central swan neck mixer tap. Fitted counter level four ring gas hob with extractor over and oven beneath, space for full height fridge/freezer, plumbing for washing machine, tiled floor, double glazed window to the side (with fitted roller blind), uPVC panel and double glazed exit door to the side tarmac driveway.

### LOUNGE

16'7" x 11'11" (5.06 x 3.64)

Double glazed window to the front, laminate flooring, media points, decorative coving, matching ceiling rose, vertical radiator. Doors to inner hallway and entrance lobby.

### INNER LOBBY

With doors to both bedrooms and shower room. Loft access point with pulldown loft ladders to a boarded, lit and insulated loft space which also houses the gas fired combination boiler (for central heating and hot water purposes).

### BEDROOM ONE

13'3" x 9'0" (4.05 x 2.75)

Double glazed window to the rear (with fitted blinds), radiator, fitted sliding door wardrobes, additional fitted storage cupboard with shelving.

### BEDROOM TWO

9'4" x 8'8" (2.85 x 2.65)

Double glazed window to the rear (with fitted blinds), radiator, laminate flooring, two double fitted wardrobes with matching overhead storage cupboards.

### SHOWER ROOM

6'2" x 6'0" (1.90 x 1.85)

Modern three piece suite comprising walk-in double sized shower cubicle with decorative butterfly boards, glass screen and electric shower, wash hand basin with mixer tap and storage cabinets beneath, push flush WC. Double glazed window to the side (with fitted roller blind), matching to the shower area marble style butterfly boards, vertical towel radiator, extractor fan.

### OUTSIDE

To the front of the property there is a lowered kerb entry point to a tarmac driveway providing off-street parking at the front area for two cars, shaped lawn, decorative slate and pebble stones, planted array of mature bushes and shrubbery. External water tap. Pedestrian security gates which provides access down the left hand side of the property to a continuation of the tarmac driveway with paved edging leading in turn to the detached garage and open access to the rear garden.

### TO THE REAR

The rear garden is designed for ease of maintenance being predominantly paved, ideal as an entertaining space. With a good size timber storage shed situated to the rear of the plot which has the benefit of having power. There is also a personal access door into the garage and a rear security lighting point.

### DETACHED GARAGE

17'2" x 12'2" (5.25 x 3.73)

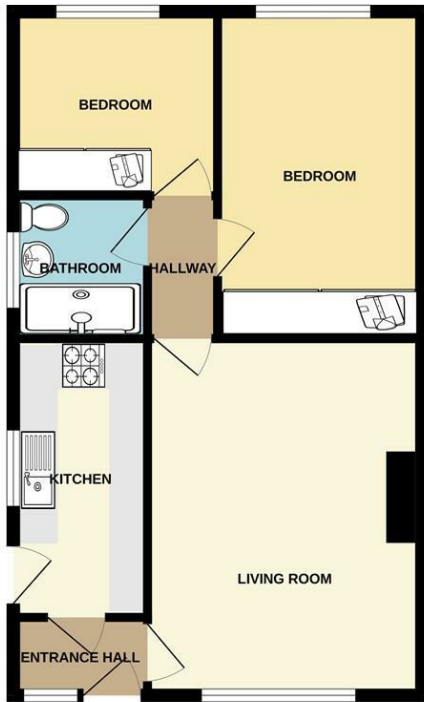
Electrically controlled up and over door to the front, personal access door to the side, double glazed window to the side, power and lighting points.

### DIRECTIONAL NOTE

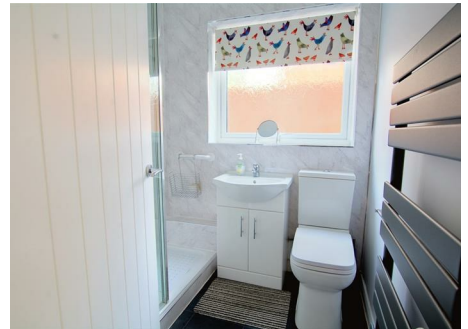
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn right onto Toton Lane. Proceed up and over the brow of the hill passing the entrance to Fairfield School and take a left hand turn onto Blake Road. Follow the bend in the road to the left and take the second cul de sac on the left hand side onto Turner Close. The bungalow can then be found on the left hand side, identified by our For Sale board. Ref: 8216NH



GROUND FLOOR  
526 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA: 526 sq.ft. (48.9 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		67	
(55-68) D			
(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	

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