



Kelvin Close  
Stapleford, Nottingham NG9 7DF

**£190,000 Freehold**

A UNIQUE WIDTH-WAYS FRONTING ONE  
BEDROOM DETACHED BUNGALOW  
OFFERED FOR SALE WITH NO UPWARD  
CHAIN.



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS UNIQUE WIDTH-WAYS ON ONE BEDROOM DETACHED BUNGALOW SITUATED AT THE HEAD OF THIS QUIET YET POPULAR RESIDENTIAL CUL DE SAC LOCATION.

With single level accommodation comprising kitchen, inner hallway, one double bedroom, spacious living room and sitting area.

The property also benefits from gas fired central heating, double glazing, off-street parking and enclosed garden space to the rear.

The property is located in this quiet yet established residential cul de sac within easy reach of the shops and services in 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. There is also easy access to open countryside, nearby walking routes and schooling (if required).

We believe that the property would be ideal for those looking to reside in a single level property in a quiet cul de sac location, whilst having the potential to put your own stamp on the property and, subject to the relevant permissions and approvals, make use of the generous plot to the rear.

We highly recommend an internal viewing.



## KITCHEN

10'6" x 8'11" (3.21 x 2.72)

The kitchen comprises a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating single sink and draining board with central mixer tap and tiled splashbacks, fitted four ring hob with extractor over and oven beneath. Breakfast bar, space for under-counter kitchen appliances, double glazed bow window to the front (with fitted blinds), uPVC panel and double glazed exit door to outside, radiator, decorative wall and ceiling panels. Door to inner lobby.

## INNER LOBBY

7'6" x 3'3" (2.29 x 1.01)

Parquet-style flooring, decorative beam ceilings. Loft access point. Doors to bedroom, living room and shower room. Opening through to the sitting room.

## LIVING ROOM

15'11" x 13'11" (4.87 x 4.26)

Double glazed windows to the rear (with fitted blinds), two radiators, coving, media points.

## SITTING ROOM

12'4" max x 9'6" (3.77 max x 2.90)

Double glazed bow window to the front (with fitted blinds), radiator, uPVC panel and double glazed entrance door, parquet-style flooring, decorative beam ceiling, fitted storage cupboard with shelving and hanging rail.

## BEDROOM

13'9" x 8'9" (4.21 x 2.69)

Double glazed bow window to the rear (with fitted blinds), radiator, coving, dado rail, boiler cupboard housing the gas fired central heating combination boiler (for central heating and hot water purposes).

## SHOWER ROOM

5'10" x 5'5" (1.78 x 1.66)

Three piece suite comprising corner shower cubicle with shower seat and Mira electric shower with glass screen and sliding door, wash hand basin with mixer tap, push flush WC. Fully tiled walls, radiator, double glazed window to the front (with fitted blinds), extractor fan.

## OUTSIDE

To the front of the property there is a lowered kerb entry point providing access to a tarmac driveway for off-street parking. There is an access to the front entrance door and right hand side access to a covered carport which beyond leads to the rear garden and detached garage. External water tap.

## TO THE REAR

The rear garden is of a good size plot overall, designed for straightforward maintenance being predominantly paved and/or block paved with decorative gravel stone chippings, timber storage shed, gated access back to the front on both sides, offering a fantastic amount of potential (subject to the usual permissions and approvals).

## DETACHED GARAGE

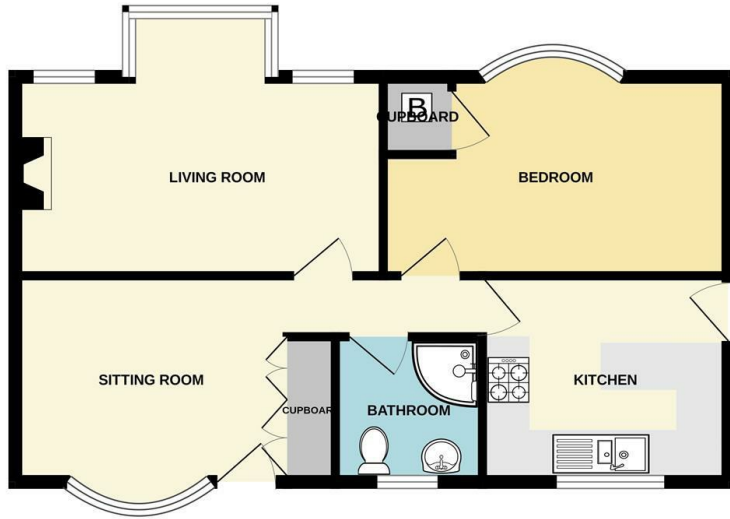
Up and over door to the front.

## DIRECTIONAL NOTE

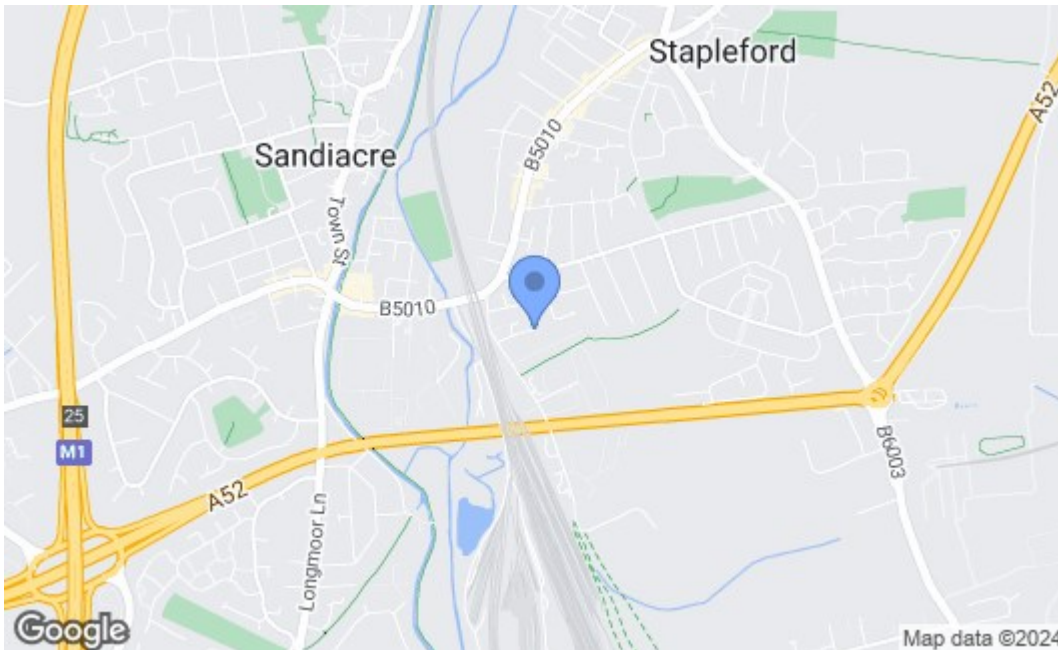
From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. Look for and take a left hand turn onto Bessell Lane and then take the second left onto Kelvin Close. The property can be found at the head of the cul de sac. Ref: 8404NH



GROUND FLOOR  
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA : 550 sq.ft. (51.1 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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			87
(81-91) B			
(69-80) C		69	
(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	

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.