



Blake Road
Stapleford, Nottingham NG9 7HN

£254,995 Freehold

A RENOVATED TWO BEDROOM
DETACHED BUNGALOW.



ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET THIS RENOVATED WESTERMAN HOMES CONSTRUCTED TWO BEDROOM DETACHED BUNGALOW SITUATED WITHIN THIS SOUGHT-AFTER RESIDENTIAL PART OF STAPLEFORD.

With benefits such as gas fired central heating from combination boiler, double glazing, block paved driveway providing off-street parking, replaced detached garage to the rear, enclosed garden.

The accommodation is on one level and comprises "L" shaped entrance hall, living room, kitchen, two bedrooms and a shower room.

The property would ideally suit those looking to downsize to a single level property yet remain within easy access to a variety of national and independent retailers within Stapleford town centre which is only a short walk away.

There is also easy access to a vast array of nearby transport links and networks such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

We highly recommend an internal viewing.



"L" SHAPED ENTRANCE HALLWAY

11'0" x 8'0" (3.37 x 2.46)

Composite and double glazed side entrance door accessed via a covered open porch, radiator, panelling to dado height, doors to living room, kitchen, both bedrooms and shower room. Loft access point to a boarded, lit and insulated loft space via loft ladders.

LOUNGE/DINING ROOM

17'9" x 11'5" (5.43 x 3.48)

Double glazed window to the front with fitted blinds, radiator, laminate flooring, coving, media points.

KITCHEN

9'10" x 9'0" (3.01 x 2.75)

Equipped with a matching range of fitted base and wall storage cupboards with laminate roll top work surfaces incorporating single sink and draining board with central mixer tap and matching laminate splashboards, fitted counter-level four ring Zanussi induction hob with extractor over and oven beneath, plumbing for washing machine and space for under-counter fridge or freezer. Double glazed window to the rear overlooking the garden space with fitted roller blind, uPVC panel and double glazed exit door to outside, coving, wall mounted (recently installed) Worcester combination boiler (for central heating and hot water purposes).

BEDROOM ONE

12'9" x 9'6" (3.90 x 2.92)

Double glazed window to the rear, radiator, coving, fitted sliding door mirror fronted wardrobes.

BEDROOM TWO

9'2" x 9'0" (2.81 x 2.76)

Double glazed window to the front with fitted blinds, radiator, laminate flooring, coving.

SHOWER ROOM

7'1" x 5'6" (2.16 x 1.68)

Three piece suite comprising corner shower cubicle with mains shower and corner shower enclosure, wash hand basin with mixer tap and storage cabinets beneath, tiled splashback, push flush WC. Double glazed window to the side with fitted roller blind, extractor fan, radiator, coving, wall mounted mirror fronted bathroom cabinet.

OUTSIDE

To the front of the property there is a side by side block paved (recently laid) driveway providing off-street parking

comfortably side by side for two cars. The block paving then continues up along the right hand side of the property offering further parking space with pedestrian access leading through to the rear. To the front there is a small, artificial lawned area with brick retaining wall.

TO THE REAR

The rear garden is enclosed and has been recently landscaped, offering an artificial lawn, lower patio and raised patio seating entertaining space. Raised and planted flowerbeds, decorative plum slate chippings, pedestrian access leading back around to the front, external water tap and lighting point, access to the garage.

DETACHED GARAGE

16 x 8 (4.88m x 2.44m)

Up and over door to the front, window to the side, power points.

DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn right onto Toton Lane. Proceed over the brow of the hill, passing the entrance to Fairfield School, take the first left onto Blake Road. Follow the bend in the road around to the left and the property can eventually be found on the right hand side before you hit the descent for Windsor Street.

COUNCIL TAX

Broxtowe Borough Council Band B.

ADDITIONAL INFORMATION

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating - combination boiler

Septic Tank – No

Broadband – Yes

Sewage – Mains supply

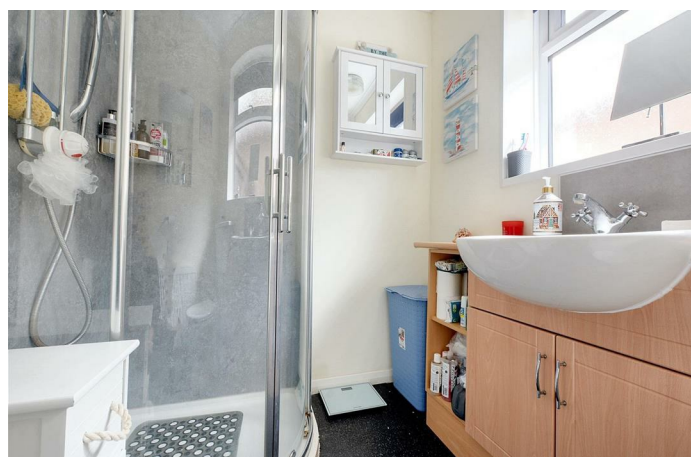
Flood Risk – Surface Water : Very Low - Rivers & Sea : Very Low

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

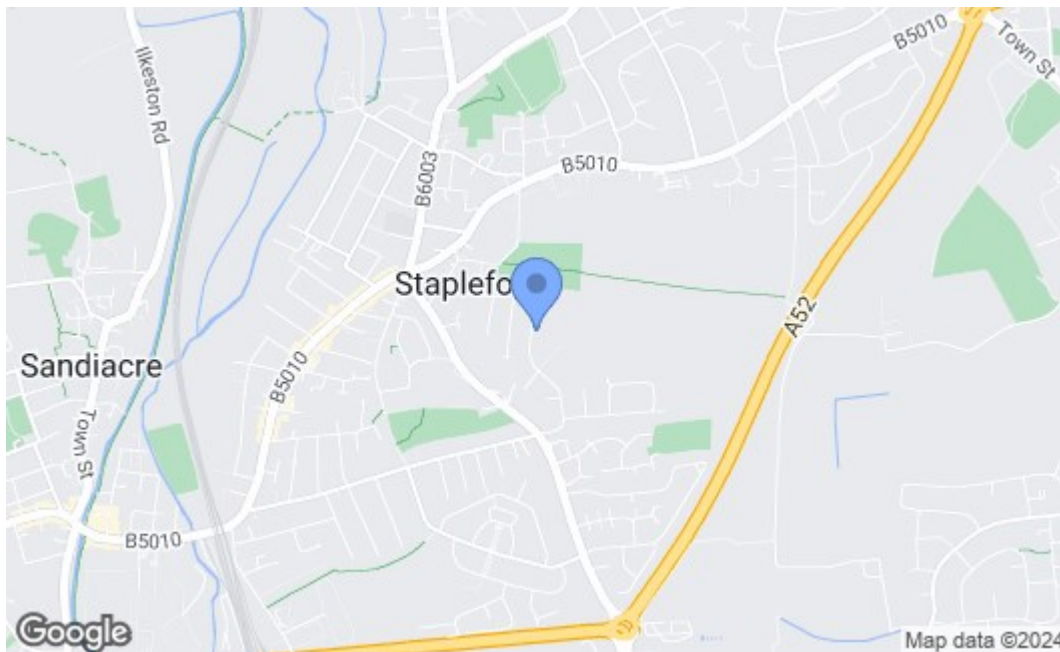
Other Material Issues – No



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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			88
(81-91) B		71	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		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.