



Brunswick Drive  
Stapleford, Nottingham NG9 7JL

**£275,000 Freehold**

A TWO BEDROOM DETACHED  
BUNGALOW OFFERED FOR SALE WITH  
NO UPWARD CHAIN.





ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS EXTREMELY WELL PRESENTED TWO DOUBLE BEDROOM DETACHED BUNGALOW SITUATED IN A SOUGHT-AFTER AND POPULAR RESIDENTIAL PART OF STAPLEFORD BENEFITTING FROM A LEVEL LYING PLOT.

With extended accommodation on one floor comprising "L" shaped entrance hallway with foldaway wooden loft ladders to the loft space, front lounge, rear re-fitted kitchen leading through to a full width conservatory, two double bedrooms and shower room.

The property benefits from a recently fitted Future Ficher heating system with individually controlled electric radiators, double glazing and enclosed level lying garden plot.

Externally, the property benefits from front and rear gardens with a side block paved driveway separated by security gates providing parking for up to 5 cars, with access to a detached garage and useful attached garden store.

The property is situated in this popular part of Stapleford within easy access of the nearby Nottingham Express tram terminus, A52 for Nottingham/Derby and Junction 25 of the M1 motorway. The property is also situated a short distance from a range of national and independent retailers, as well as schooling for all ages (if required).

We believe the property would suit those looking to reside in a single level property on a flat plot and be located within this highly desirable part of Stapleford.

We highly recommend an internal viewing.



### 'L' SHAPED ENTRANCE HALL

Composite and double glazed archway style side entrance door, airing cupboard housing the 'Aquapoint' water boiler with useful storage shelving, meter cupboard, laminate style flooring, loft access point via wooden foldaway loft ladders to a partially boarded, insulated and lit loft space, thermo-electric heater. Doors to all bedrooms and shower room.

### LOUNGE

16'2" x 10'10" (4.94 x 3.31)

Double glazed picture window to the front (with fitted blinds), additional double glazed window to the side, coving, ceiling rose, thermo-electric heater, feature fire surround, TV and telephone points, wall light points.

### KITCHEN

8'11" x 8'10" (2.74 x 2.70)

The kitchen comprises a recently re-fitted range of matching fitted base and wall handle-less storage cupboards and drawers with marble effect roll top work surfaces. Inset single sink and drainer with central swan-neck mixer tap and tiled splashbacks, fitted induction hob with extractor canopy over, plumbing for washing machine, integrated fridge, tiled floor, double glazed window to the rear (with fitted blinds), thermo-electric heater, panel and glazed door to conservatory.

### CONSERVATORY

14'9" x 12'4" (4.52 x 3.77)

Spanning the majority of the full width of the bungalow, uPVC construction with double glazed windows and doors, pitched roof. Thermo-electric heater, two access points opening out to the rear garden. Fitted blinds throughout the conservatory.

### BEDROOM ONE

13'0" x 10'11" (3.97 x 3.34)

Double glazed window to the rear (with fitted blinds), range of fitted wardrobes and drawers, thermo-electric heater.

### BEDROOM TWO

9'10" x 9'0" (3.02 x 2.76)

Double glazed window to the front (with fitted blinds), handmade fitted wardrobe with sliding doors incorporating shelving and hanging space, thermo-electric heater.

### SHOWER ROOM

6'3" x 5'5" (1.91 x 1.66)

Modern white three piece suite comprising walk-in double shower cubicle with electric shower, wash hand basin and push flush WC. Fully tiled walls, double glazed window to the side (with fitted blinds), thermo-electric heater.

### OUTSIDE

To the front of the property there is an attractively laid out front garden incorporating decorative gravel chippings and a range of

mature and specimen bushes and shrubbery. There are dipped wrought iron entrance gates providing access to a block paved driveway which will accommodate two cars to the front. There is an electric car charging point, external lighting and double opening gates providing access to the rear part of the driveway which offers a continuation of the block paving and provides further secure parking for an additional two cars. The side driveway then in turn leads to the detached garage. The rear garden is attractively designed for ease of maintenance and benefits from individually laid paving slabs with decorative inset chippings and raised borders, a timber summerhouse situated towards the foot of the plot. Within the garden there is an external water tap and lighting points. The garden is enclosed by timber fencing with concrete posts and gravel boards.

### GARAGE

15'8" x 8'3" (4.80 x 2.52)

Up and over door to the front, double glazed windows to the side and rear, power and lighting points.

### SIDE STORE

uPVC front entrance door with shelving.

### DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn right onto Toton Lane. Proceed up the hill, passing the entrance to Fairfield School in the direction of Bardills roundabout, before taking an eventual left hand turn after the Morrisons Petrol Station onto Darkey Lane. Take a right hand turn onto Brunswick Drive and the property can be found on the left hand side, identified by our For Sale board.

### COUNCIL TAX

Broxtowe Borough Council Band C.

### Material Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating - combination boiler

Septic Tank – No

Broadband – Available

Broadband Speed - Standard 14mbps, Superfast 80mbps,

Ultrafast 1000mbps

Phone Signal – Good

Sewage – Mains supply

Flood Risk : Rivers & the Sea - Very Low Risk, Surface Water - Very Low Risk

Flood Defences – No

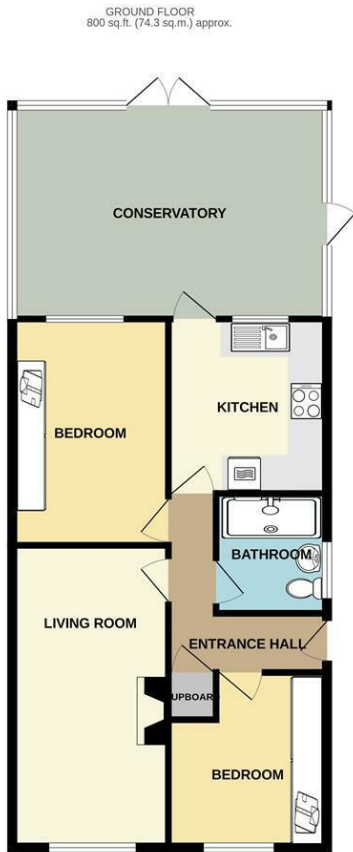
Non-Standard Construction – No

Any Legal Restrictions – No

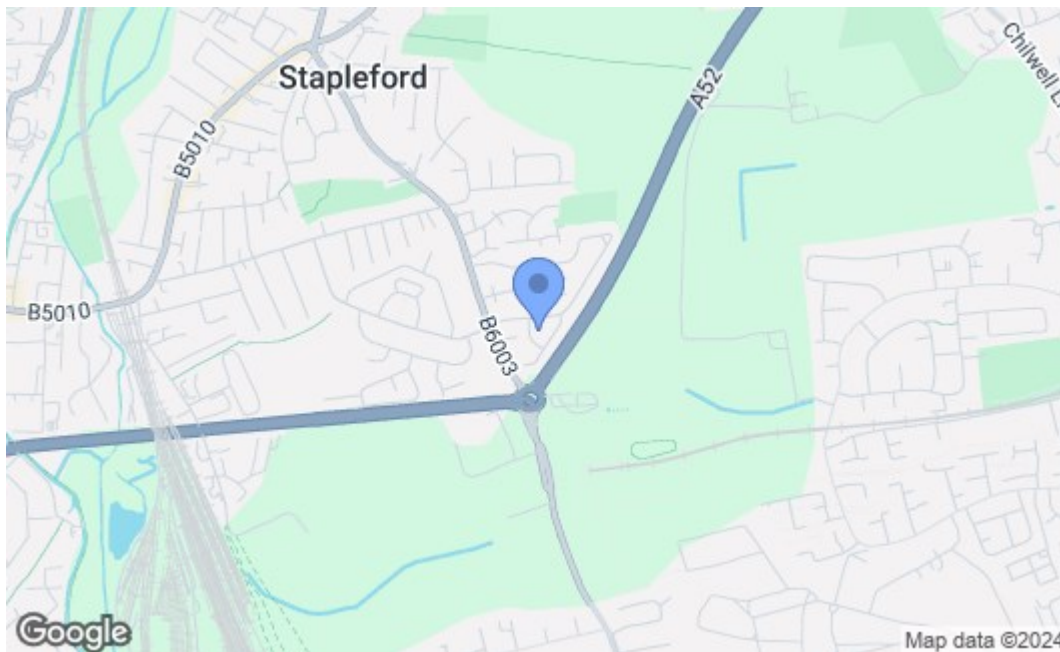
Other Material Issues – No







TOTAL FLOOR AREA: 800 sq.ft. (74.3 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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			84
(81-91) B			
(69-80) C			
(55-68) D		54	
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
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.