



Mayfield Drive  
Stapleford, Nottingham NG9 8JF

**Offers Over £380,000 Freehold**

A TARDIS LIKE, THREE BEDROOM, TWO BATHROOM, THREE TOILET, DETACHED BUNGALOW SITUATED WITHIN THIS QUIET RESIDENTIAL LOCATION



Robert Ellis are delighted to bring to the market this spacious, tardis like three bedroom, two bathroom, three toilet detached bungalow situated within this popular and established residential location, tucked quietly away from the surrounding road and properties.

With single, level accommodation which comprises a utility room, separate w.c., newly fitted kitchen, three bedrooms, with the front bedroom benefiting from a dressing area and en-suite facilities, family bathroom, living room and conservatory.

Other benefits include gas fired central heating from combination boiler, double glazing, off street parking, detached garage and gardens to three sides.

There are further works to the property that can either be undertaken the current owners prior to completion or available as is scenario, subject to relevant negotiation.

As previously mentioned, the property is located tucked quietly away from the main street, yet remaining easily accessible to the nearby amenities, open space, schooling for all ages, transport links such as the A52 for Nottingham and Derby, the M1 J25 motorway and the Nottingham electric tram terminus situated at Bardill's roundabout.

We highly recommend an internal viewing.



### Utility Room

9'3" x 8'3" approx (2.82m x 2.54m approx)

With matching to the kitchen fitted handle-less wall storage cupboards with matching marble effect work surfaces with plumbing and space under for washing machine, parquet style flooring, double glazed windows to the front and side, in-built full size freezer, coving, UPVC panel and double glazed door to the front driveway, vertical radiator, UPVC panel and double glazed exit door to outside and door to w.c.

### W.C.

5'10" x 4'11" approx (1.8m x 1.5m approx)

A newly fitted two piece suite comprising of a push flush w.c. and wash hand basin.

### Kitchen

12'0" x 11'1" approx (3.67m x 3.4m approx)

The kitchen is equipped with a matching range of handle-less fitted base and wall storage cupboards with contrasting marble effect square edged work surfacing and breakfast bar with space for two stools and radiator underneath. Fitted counter level four ring induction hob with extractor over, in-built eye level oven and combination Neff microwave, integrated dishwasher, in-built fridge, counter level 1½ bowl sink unit with drainer and central swan neck mixer tap incorporating instant hot tap, double glazed window to the rear, parquet style flooring, spotlights and Georgian style panel and glazed door to utility room.

### Inner Hallway

With parquet style flooring, vertical radiator, loft access point to a partially boarded, lit and insulated loft space via pull down ladders and doors to all bedrooms and bathroom.

### Living Room

13'10" x 11'8" approx (4.24m x 3.57m approx)

Two vertical radiators either side of the double glazed French doors opening into the conservatory, which also has double glazed windows to either side of the doors, media points and spotlights.

### Conservatory

12'3" x 7'11" approx (3.75m x 2.43m approx)

Brick and double glazed construction with sloping polycarbonate roof and double glazed exit door to outside.

### Front Bedroom

11'7" x 10'3" approx (3.54m x 3.13m approx)

Double glazed window to the side, radiator, spotlights and opening through to dressing area.

### Dressing Area

5'8" x 3'6" approx (1.75m x 1.09m approx)

With space for wardrobes to either side of the passageway and folding to the en-suite.

### En-Suite

6'11" x 2'9" approx (2.13m x 0.85m approx)

Dual system push flush w.c. with wash hand basin above with waterfall style mixer tap, shower cubicle area with floor drain and mains attachment dual fed shower system, fully tiled walls and floor, wall mounted towel radiator, spotlights and extractor fan.

### Middle Bedroom

11'11" x 10'11" approx (3.64m x 3.33m approx)

Double glazed window to the side, radiator, spotlights and media point.

### Rear Bedroom

12'4" x 11'10" approx (3.77m x 3.61m approx)

Double glazed window to the side and radiator.

### Bathroom

8'0" x 7'6" approx (2.46m x 2.3m approx)

Newly fitted three piece suite comprising of a free standing shaped bath with free standing swan neck mixer tap and hand held shower attachment, hidden cistern push flush w.c. and wash hand basin with floating mixer tap. Contrasting floor and wall tiles, double glazed window to the side, tiled display shelf, wall mounted ladder towel radiator and extractor fan.

### Outside

The property has a shared driveway leading down Mayfield Drive to the property which in turn provides off street parking for several cars and vehicles and access to the detached garage via an up and over door. The gardens then open out to both sides, is heavily planted with a vast array of mature bushes, shrubs, trees and plants, being enclosed by the boundary lines and fencing. There is a good sized paved patio area, ideal for entertaining, external water tap and lighting points.

### Detached Garage

With up and over door to the front.

### Directions

From our Stapleford branch on Derby Road proceed to The Roach traffic lights and turn left onto Church Street. At the bend in the road turn right onto Hickings Lane and proceed past the entrance to the park in the direction of Bramcote. At the mini traffic island turn left onto Ilkeston Road and take the first right onto Mayfield Drive. Turn left down the private drive and the bungalow can be found straight ahead.

REF 8513NH

### Council Tax

Broxtowe Borough Council Band B

### Agents Note

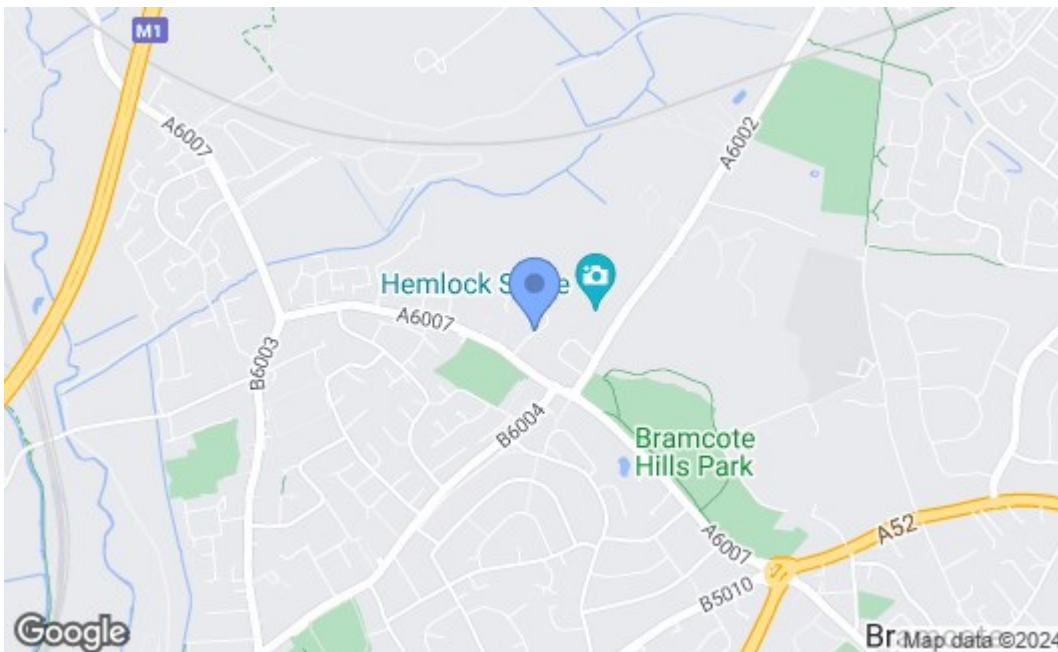
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GROUND FLOOR



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			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		67	
(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	

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