



Henley Gardens
Stapleford, Nottingham NG9 8NQ

A TWO BEDROOM DETACHED
BUNGALOW.

£255,000 Freehold



We are pleased to offer for sale this generously proportioned two double bedroom detached bungalow.

Originally built as a three bedroom property, the accommodation has been adapted internally to provide for not just a spacious living room which could also be a lounge/diner, but there is now an archway leading through to an additional reception room (previously bedroom three and now a dining room). We believe that this adaptation is beneficial for those looking to downsize without actually downsizing.

The bungalow is situated on the flat within a relatively modern development exclusively of bungalows in this established residential area. Adjacent to a footpath which leads directly to Hickings Lane where there is a regular bus service giving access to Nottingham city centre via Beeston and the Queen's Medical Centre. There is also a medical centre and doctor's surgery on Hickings Lane. The town centre of Stapleford is no more than half a mile away which offers a good variety of shops and facilities.

The property enjoys a good size garden plot with driveway providing off-street parking for two to three vehicles in tandem and leads to a detached brick built garage. The rear gardens are enclosed with patio and lawns, offering a good degree of privacy.

Centrally heated from a combination boiler and double glazed throughout. The bathroom is currently designed as a wet room for ease of mobility.

Offered for sale with NO UPWARD CHAIN. We recommend an early internal viewing to avoid disappointment.



ENTRANCE HALL

Double glazed window and front entrance door, cloaks cupboard and door to living room.

LIVING ROOM

22'11" x 12'7" reducing to 10'10" (7 x 3.84 reducing to 3.31)

Radiator, door to kitchen, door to inner hallway, archway to dining room, double glazed window to the front and double glazed patio doors to the side.

DINING ROOM

9'4" x 7'10" (2.85 x 2.41)

Previously bedroom three, accessed from a feature archway from the living room. Radiator, double glazed window to the side and door to inner hallway. This versatile space is ideal as a dining room, study but could equally be enclosed once more to provide a third bedroom.

KITCHEN

11'11" x 7'10" (3.64 x 2.41)

Range of fitted wall, base and drawer units with work surfacing and inset one and a half bowl sink unit with single drainer. Built-in electric oven, gas hob and extractor hood over. Space for microwave, plumbing and space for washing machine, further appliance space. Cupboard housing gas combination boiler (for central heating and hot water). Double glazed window and door to the side.

INNER HALLWAY

Doors to bedrooms and wet room.

BEDROOM ONE

12'9" x 9'7" (3.90 x 2.93)

Radiator, double glazed window to the rear.

BEDROOM TWO

9'10" reducing to 6'10" x 10'5" (3 reducing to 2.1 x 3.19)

Radiator, double glazed window and door to rear garden.

WET ROOM

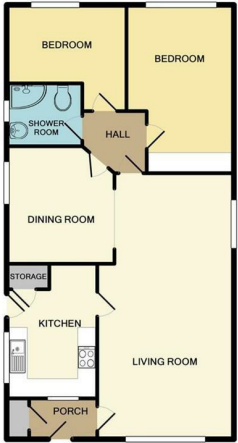
Wash hand basin, low flush WC, shower area with electric shower. Heated towel rail, double glazed window.

OUTSIDE

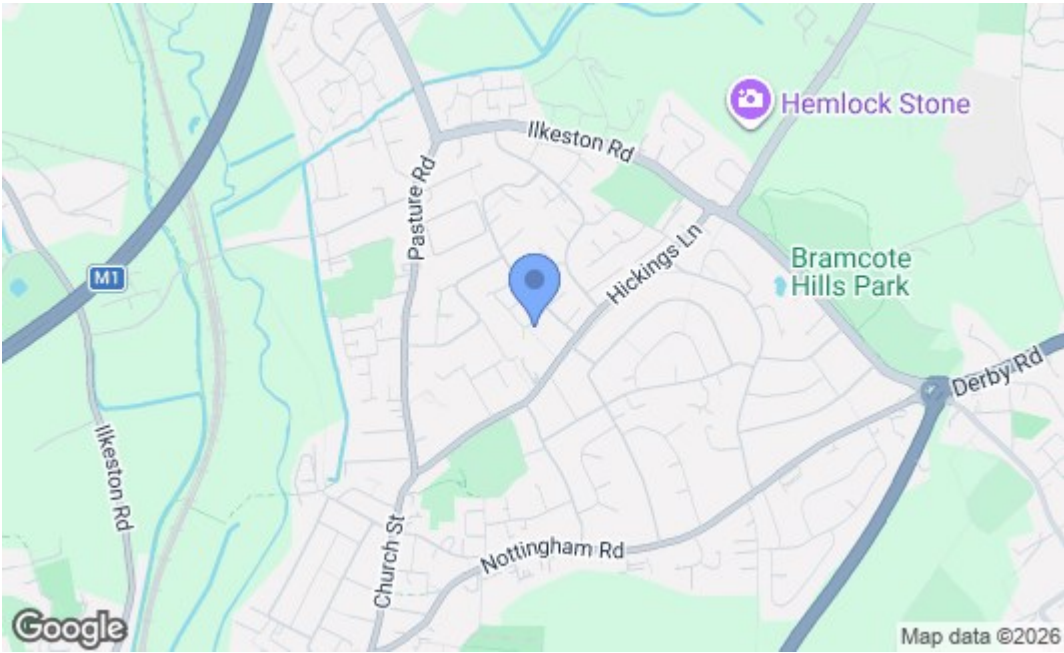
To the front, there is an open plan garden laid to lawn. The driveway provides off-street parking which runs along the side of the property providing further off-street parking facility and leads to a detached brick built garage with roller electric door. To the rear, the garden is enclosed with a patio area beyond the rear elevation, steps leading to the main garden which is laid to lawn. Further paving and various ornamental shrubs, along with a further garden area at the far side of the property where the side patio doors can be found.



Robert Ellis
ESTATE AGENTS



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Whilst every attempt has been made to ensure the accuracy of the floor plan 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	74
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		

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