



Broad Oak Drive
Stapleford, Nottingham NG9 7AX

A THREE BEDROOM MID TERRACED
HOUSE.

Offers Over £170,000 Freehold



A surprisingly spacious three bedroom mid terraced house in a ready to move into condition.

Offering a stylish modern interior with features including an open plan fully fitted dining kitchen with an array of built-in appliances, contemporary family bathroom, gas fired central heating served from a combination boiler and UPVC double glazed windows throughout.

The property is tucked away in a small cul-de-sac of similar properties and set back from the road which gives parking for two vehicles in tandem, there is a rear courtyard style town garden. Situated in this extremely convenient location within walking distance of the many shops and local facilities that Stapleford offers, including a regular bus service linking Nottingham and Derby. There is good schooling close by and the A52 and Junction 25 of the M1 Motorway, as well as the park and ride for the Nottingham Express Tram.

This property would make a fantastic first home and we strongly recommend an early internal viewing to avoid disappointment.



ENTRANCE HALL

Double glazed front entrance door, stairs to the first floor and door to the lounge.

LOUNGE

14'7" x 13'11" (4.45 x 4.26)

Staircase to the first floor, radiator and double glazed bay window to the front.

DINING KITCHEN

14'9" x 10'3" (4.5 x 3.14)

Incorporating a modern and stylish fitted range of handleless wall, base and drawer units with contrasting square edge work surfacing and inset single bowl sink unit with single drainer. Built-in appliances including electric oven, hob and extractor. Integrated dishwasher, washing machine, fridge and freezer. Table and chair space, radiator, double glazed windows and door to rear garden.

FIRST FLOOR LANDING

Built-in linen cupboard housing Baxi combination boiler (for central heating and hot water) and loft hatch.

BEDROOM ONE

13'2" x 8'10" (4.03 x 2.7)

Useful inset shower cubicle with electric shower, radiator and double glazed window to the front.

BEDROOM TWO

9'6" x 8'6" (2.91 x 2.61)

Built-in wardrobe, radiator and double glazed window to the rear.

BEDROOM THREE

10'2" (max) x 5'6" (3.10 (max) x 1.70)

Radiator and double glazed window to the front.

FAMILY BATHROOM

6'8" x 5'5" (2.04 x 1.66)

Incorporating a modern and contemporary three piece suite comprising fitted vanity unit with wash hand basin, WC and bath tub with waterfall mixer taps. Partially tiled walls, heated towel rail and double glazed window.

OUTSIDE

The property is set back from the road, fenced both sides

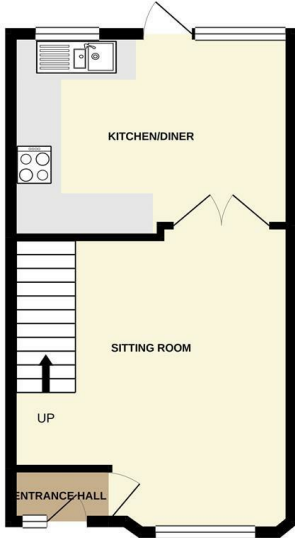
and open to the front which provides for a driveway providing car parking for two vehicles in tandem. The rear courtyard garden is enclosed, paving for ease of maintenance, garden shed and gated access leading to Broad Oak Drive.

DIRECTIONAL NOTE

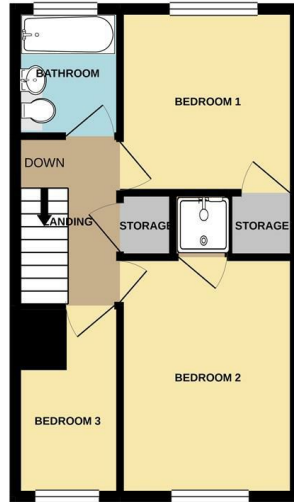
From our Stapleford Branch on Derby Road proceed in the direction of Sandiacre. Turn left by Sainsbury's Local onto Broad Oak Drive and take the first cul-de-sac on the right where the property can be found on the left hand side. Ref. 7164PS.



GROUND FLOOR
367 sq.ft. (34.1 sq.m.) approx.



1ST FLOOR
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA: 721 sq.ft. (67.0 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			85
(81-91) B		69	
(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 (CO₂) Rating			
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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