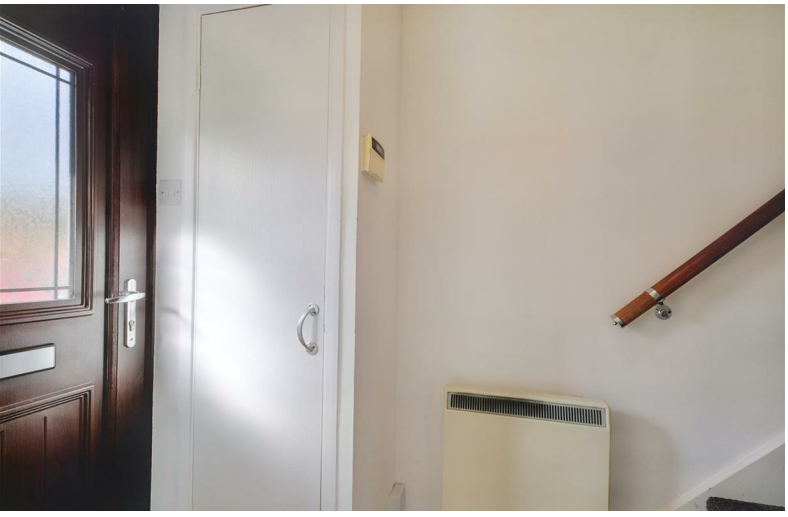
Robert Ellis

look no further. . .



Broad Oak Drive
Stapleford, Nottingham NG9 7AU

A MODERN 1990'S BUILT TWO BEDROOM MID TOWN HOUSE.

£175,000 Freehold

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ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET WITH NO UPWARD CHAIN THIS MODERN EARLY 1990'S BUILT TWO BEDROOM TOWN HOUSE SITUATED WITHIN WALKING DISTANCE OF STAPLEFORD TOWN CENTRE.

With accommodation over two floors, the ground floor comprises entrance hall, lounge and dining kitchen. The first floor landing then provides access to two bedrooms and a modern bathroom suite.

The property benefits from off-street parking to the front, enclosed garden to the rear, modern kitchen and bathroom, uPVC double glazing.

The property is located within walking distance of the shops and services in Stapleford town centre. There is also easy access to a vast array of well regarded schooling for all ages, such as William Lilley, Fairfield and George Spencer. For those needing to commute, there is good access to commuter links such as the i4 bus route, A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

We believe that the property would make an ideal first time buy or young family home and highly recommend an internal viewing.

ENTRANCE HALL
5'2" x 4'5" (1.58 x 1.36)
uPVC panel and double glazed front entrance door, staircase rising to the first floor, Dimplex wall mounted heater, tiled floor, alarm control panel, storage cupboard housing the electricity meter and door to lounge.

LOUNGE
16'7" x 12'8" (5.06 x 3.88)
uPVC double glazed window to the front, wall mounted Dimplex heater, wall hung two heat control electric fire, media points, coving and door to dining kitchen.

DINING KITCHEN
12'8" x 9'6" (3.88 x 2.91)
The kitchen comprises a modern fitted range of base and wall storage cupboards with roll top work surfaces incorporating counter level single sink and draining board with swan neck mixer tap. Decorative tile splashbacks, fitted counter level four ring hob with extractor over and oven beneath, integrated dishwasher, plumbing for washing machine, space for full height fridge/freezer, ample space for dining table and chairs, laminate flooring, spotlights, uPVC double glazed window to the rear (with fitted roller blind), sliding double glazed uPVC patio doors opening out to the rear garden (with fitted vertical blinds).

FIRST FLOOR LANDING
Doors to both bedrooms and bathroom. Airing cupboard housing hot water cylinder and loft access point to a partially boarded, lit and insulated loft space via pull down loft ladders, spotlights.

BEDROOM ONE
13'7" x 9'8" (4.15 x 2.95)
uPVC double glazed window to the front, wall mounted convector heater and over stairs fitted wardrobe with shelving, hanging rail and sliding wardrobe doors.

BEDROOM TWO
8'11" x 7'8" (2.73 x 2.34)
uPVC double glazed window to the rear and wall mounted storage heater.

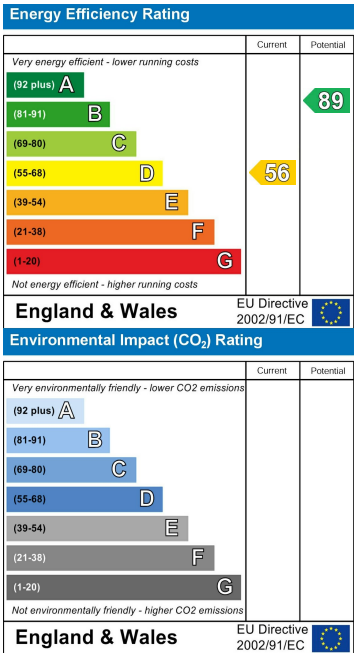
BATHROOM
9'6" x 4'9" (2.92 x 1.46)
Three piece suite comprising panel bath with glass shower screen, mixer tap and Gainsborough electric shower over, wash hand basin and push flush WC. Tiled walls, chrome heated ladder style towel radiator, spotlights, extractor fan and uPVC double glazed window to the rear.

OUTSIDE
To the front of the property there is a block paved side-by-side driveway providing off-street parking for two vehicles depending on the size of the car, pathway to front entrance door and decorative gravel stone front garden housing a variety of mature bushes and shrubbery.

REAR GARDEN
Enclosed by timber fencing and hedgerow to the boundary line. The garden offers a gravel stone patio area leading onto a shaped lawn section with planted borders housing a variety of bushes and shrubbery. To the rear of the plot there is a paved patio area currently housing a good sized timber storage shed. To the rear of the garden there is then gated access and a shared pathway with the neighbours to the front of the property.

DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, proceed along Derby Road heading in the direction of Sandiacre. Take a left hand turn onto Broad Oak Drive where Sainsburys convenience store can be found on the corner. The property can then be found on the left hand side identified by our For Sale board.

Ref: 7929NH



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.

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