



Oakfield Road  
Stapleford, Nottingham NG9 8FE

A TWO DOUBLE BEDROOM END OF  
TERRACE HOUSE WITH OFF-STREET  
PARKING.

**£169,995 Freehold**

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ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED TWO DOUBLE BEDROOM END OF TERRACE HOUSE WITH THE MAJOR BENEFIT OF HAVING OFF-STREET PARKING TO THE FRONT.

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

The property also benefits from a recently re-fitted gas fired combination boiler (for central heating and hot water purposes), uPVC double glazing, off-street parking to the front, enclosed gardens and views over the neighbouring farmer's fields and beyond to St. Giles Church in Sandiacre.

The property is situated in a popular and established residential street within walking distance of the shops and services in Stapleford town centre. There is also easy access to good schooling for all ages and a variety of transport links such as the 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 we therefore highly recommend an internal viewing.



### ENTRANCE HALL

3'1" x 3'0" (0.94 x 0.93)

uPVC panel and double glazed Georgian-style front entrance door, alarm control panel, staircase rising to the first floor, door to lounge.

### LOUNGE

11'6" x 11'1" (3.51 x 3.40)

Double glazed window to the front (with fitted blinds), radiator, media points, dado rail and access through to the kitchen.

### DINING KITCHEN

14'3" x 11'1" (4.35 x 3.38)

Equipped with a matching range of fitted base and wall storage cupboards with laminate roll top work surfaces incorporating single central sink and double drainer with mixer tap and brick-effect tile splashbacks, integrated Bosch dishwasher, plumbing for washing machine, included within the sale is the range cooker with double oven, grill and warming drawer and seven gas ring burners with extractor hood over, wall mounted gas fired combination boiler (for central heating and hot water purposes), boxed-in meter cupboards above, ample space for dining table and chairs, vertical radiator, space for fridge/freezer, useful understairs storage pantry, double glazed window to the rear (with fitted Roman blind), and uPVC panel and double glazed exit door to garden.

### FIRST FLOOR LANDING

Doors to both bedrooms and bathroom, loft access point to a partially boarded, lit and insulated loft space.

### BEDROOM ONE

11'3" x 11'1" (3.43 x 3.40)

Double glazed window to the front (with fitted blinds), radiator, TV point and useful fitted overstairs storage cupboard.

### BEDROOM TWO

11'1" x 9'2" (3.38 x 2.81)

Radiator, power points with in-built USB charging points, double glazed window to the rear making the most of the views over the neighbouring farmland towards St. Giles Church in Sandiacre.

### BATHROOM

7'10" x 4'8" (2.40 x 1.44)

Modern white three piece suite comprising bath with foldaway glass shower screen and Triton electric shower over, push flush WC and wash hand basin. Decorative splashboards, paneled ceiling with inset spotlights, double glazed window to the rear, chrome heated ladder towel radiator and wall fitted bathroom cabinets.

### OUTSIDE

To the front of the property there is the major benefit of a presscrete style driveway providing off-street parking for one/two vehicles (depending on the size of the car). Shared access down the left hand side of the property with gated entrance to the rear garden.

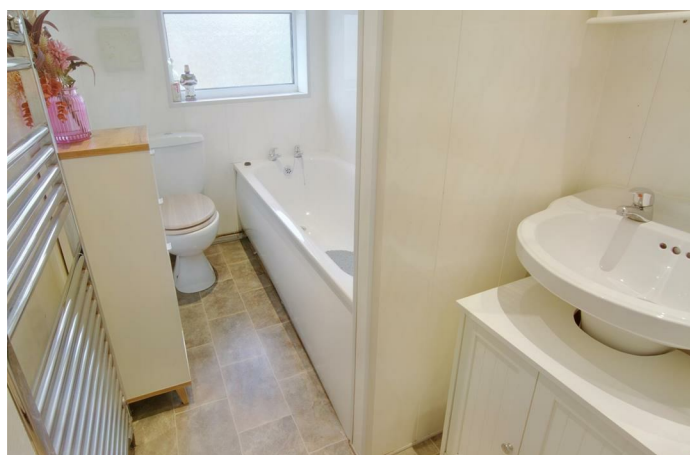
### REAR GARDEN

Enclosed by timber fencing with concrete posts and gravel boards predominantly to the boundary lines and benefits from a covered decked entertaining space (ideal for entertaining and/or placement of a hot tub). This leads onto a presscrete and lawned rear garden with two useful timber storage sheds situated to the foot of the plot. The rear garden also benefits from an external water tap, power and lighting point.

### DIRECTIONAL NOTE

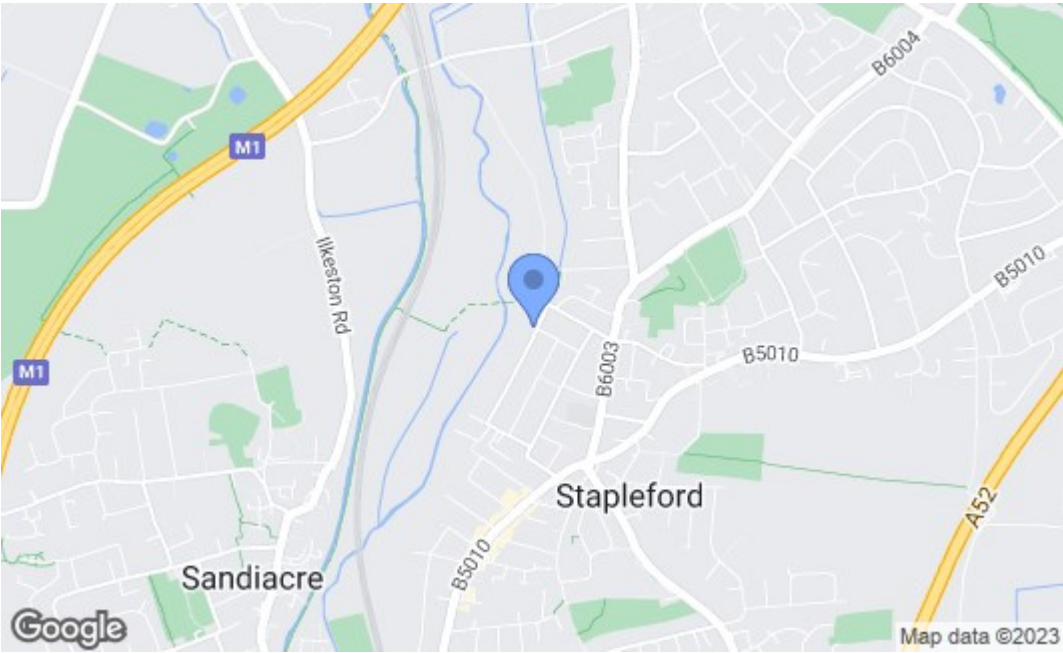
From our Stapleford Branch on Derby Road, turn immediately left onto Warren Avenue. Follow the bend in the road around to the right. Take the first left (still Warren Avenue) and at the end of the road veer right onto Oakfield Road. Continue along towards the join of Mill Road and the property can be found on the left hand side identified by our For Sale board.

Ref: 7816NH





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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 operation or efficiency can be given.  
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| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         | 87        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       | 62      |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| 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 |         |           |
| England & Wales 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.