Robert Ellis

look no further. . .

Broad Oak Drive
Stapleford, Nottingham NG9 7AU

AN EARLY 1990'S THREE BEDROOM SEMI DETACHED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

£175,000 Freehold

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ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH NO UPWARD CHAIN THIS EARLY 1990'S THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED YET QUIET RESIDENTIAL CUL DE SAC LOCATION.

Believed to have had only two owners since construction. The property's accommodation is split over two floors and comprises an entrance porch to an entrance hallway with staircase rising to the first floor. There is then a spacious living room and dining kitchen to the ground floor. The first floor landing then provides access to three bedrooms and a bathroom suite.

The property also benefits from front and rear gardens, off-street parking and a single garage.

There is an element of cosmetic upgrading required within the property. However, it is extremely well positioned within easy reach of excellent nearby schooling for all ages such as William Lilley, Fairfield and George Spencer. There is also easy access to the shops and services in Stapleford town centre and for those needing to commute there are good nearby 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 therefore highly recommend an internal viewing.

ENTRANCE PORCH
5'5" x 3'3" (1.67 x 1.00)
Brick and double glazed constructed porch with uPVC panel and double glazed front entrance door and matching double glazed windows to either side of the door and both sides of the porch. Tiled floor and further panel and glazed door to the hallway.

HALL
5'2" x 4'1" (1.60 x 1.27)
Staircase rising to the first floor, Dimplex wall mounted storage heater, meter cupboard and door to lounge.

LOUNGE
16'2" x 15'5" (4.94 x 4.71)
uPVC double glazed window to the front, wall mounted Dimplex storage heater, media points, coving, useful understairs storage area and door to dining kitchen.

DINING KITCHEN
15'5" x 9'11" (4.70 x 3.04)
The kitchen area comprises a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating counter level single sink and draining board. Tile splashbacks, plumbing for washing machine and space for further under counter kitchen appliance, space for cooker, coving, double glazed window to the rear (with fitted roller blind) and opening through to the dining area where there is ample space for dining table and chairs, continuation of the coving, wall mounted Dimplex storage heater, telephone point and sliding double glazed patio doors opening out to the rear garden (with fitted blinds).

FIRST FLOOR LANDING
Doors to all bedrooms and bathroom, airing cupboard housing hot water cylinder, loft access point and wall mounted Dimplex storage heater.

BEDROOM ONE
13'7" x 8'11" (4.16 x 2.74)
uPVC double glazed window to the front, fitted double wardrobe, coving and Dimplex wall hung heater.

BEDROOM TWO
9'6" x 8'11" (2.91 x 2.74)
uPVC double glazed window to the rear (with fitted blind), wall hung Dimplex heater, coving and fitted storage cupboard.

BEDROOM THREE
10'8" x 6'2" (3.26 x 1.89)
uPVC double glazed window to the front and wall hung Dimplex heater.

BATHROOM
6'11" x 6'2" (2.12 x 1.89)
Three piece suite comprising panel bath with glass shower screen and Gainsborough electric shower over, wash hand basin and low flush WC. Partial wall tiling, electric heated towel radiator, coving, wall hung heater, coving, extractor fan, wall mounted mirror fronted bathroom cabinet, shaver point and uPVC double glazed window to the rear (with fitted roller blind).

OUTSIDE
To the front of the property there is a garden lawn and planted borders housing a variety of mature bushes and shrubbery. There is a tarmac driveway providing off-street parking which in turn leads to the garage.

REAR GARDEN
Of a good overall size being enclosed by timber fencing predominantly with concrete posts and gravel boards to the boundary line, lawn section, planted rockery and flowerbeds also housing a further variety of specimen bushes and shrubs. There is a greenhouse and paved patio seating area (ideal for entertaining). Within the garden there is personal access door to the garage, and an outside water tap.

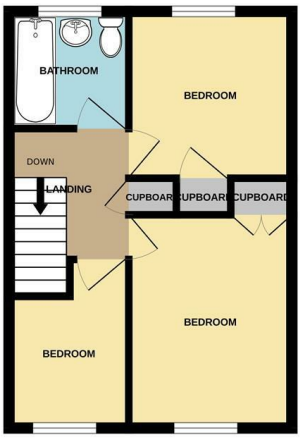
GARAGE
17'5" x 8'2" (5.33 x 2.50)
Up and over door to the front, personal access door to the rear, power and lighting points.

DIRECTIONAL NOTE
From our Stapleford Branch, proceed in the direction of Sandiacre before taking a left hand turn onto Broad Oak Drive where Sainsburys convenience store can be found on the corner. Towards the head of the cul de sac the property can be found on the right hand side identified by our For Sale board.

Ref: 7938NH

GROUND FLOOR
318 sq.ft. (29.5 sq.m.) approx.

1ST FLOOR
320 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA : 638 sq.ft. (59.3 sq.m.) approx.

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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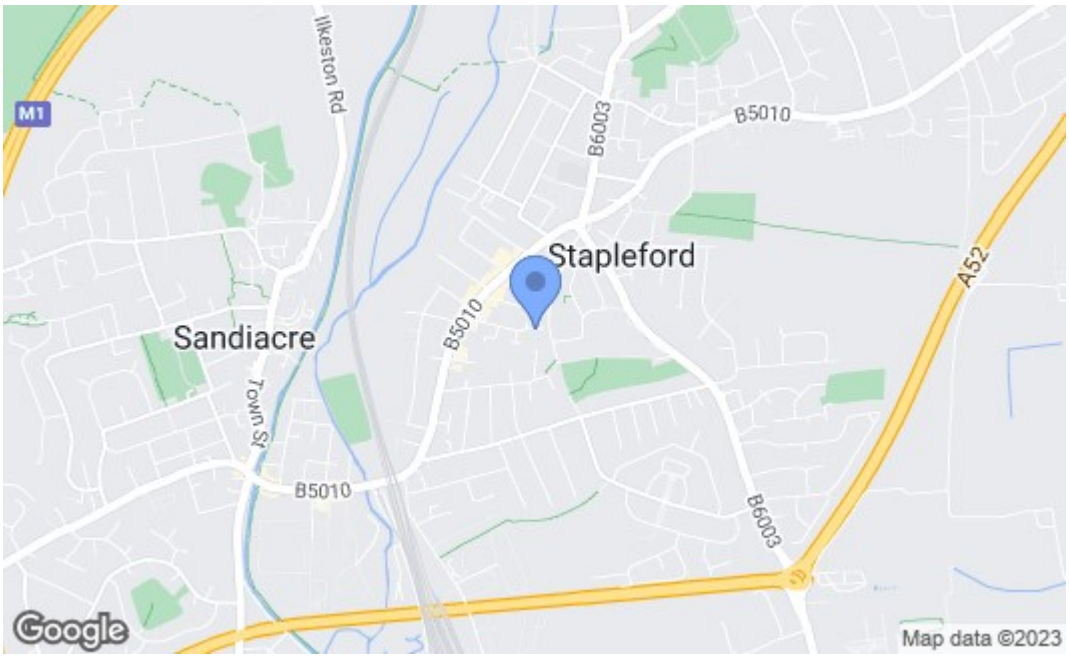

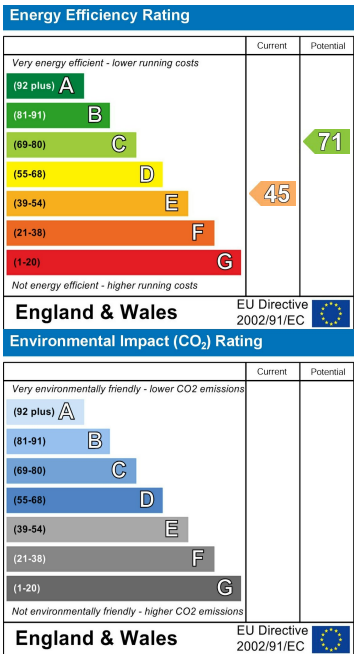

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