

Oakfield Road
Stapleford, Nottingham NG9 8FE

£169,950 Freehold

A TWO DOUBLE BEDROOM WELL
PRESENTED & EXTENDED TO THE
GROUND FLOOR END OF TERRACE
HOUSE.



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS EXTREMELY WELL PRESENTED TWO DOUBLE BEDROOM EXTENDED TO THE GROUND FLOOR END OF TERRACE HOUSE SITUATED WITHIN WALKING DISTANCE OF THE SHOPS AND SERVICES IN STAPLEFORD TOWN CENTRE.

With recent improvements which include a re-fitted combination boiler (2021) with a 10 year guarantee, recent damp proofing with 25 years guarantee, re-insulated and roofed conservatory with a 10 year guarantee, as well as other modern day conveniences such as modern kitchen and bathroom, double glazing, and unlike other properties in the area the ability for off-street parking to the rear.

The accommodation comprises entrance hall, living room, full width dining kitchen and conservatory to the ground floor. The first floor landing then provides access to two double bedrooms and a modern bathroom suite.

The property is located within walking distance of the shops and services in Stapleford town centre, as well as a vast array of nearby transport links such as the i4 bus service, A52 for Nottingham/Derby, Junction 25 of the M1 motorway and Nottingham electric tram terminus situated at Bardills roundabout. For those needing access to good schooling, there are a variety of schools just a short distance from the property ranging from nursery age to secondary school/college.

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



ENTRANCE HALL

3'8" x 3'1" (1.13 x 0.96)

uPVC panel and double glazed front entrance door, radiator, tiled floor, stairs rising to the first floor. Door to lounge.

LOUNGE

14'4" x 11'6" (4.39 x 3.53)

Double glazed window to the front (with fitted made to measure Hillarys fitted blinds), radiator, covering, decorative ceiling rose, media points, useful understairs storage cupboard housing the meters. Door to dining kitchen.

DINING KITCHEN

14'7" x 8'7" (4.47 x 2.62)

Comprises a matching range of fitted base and wall storage cupboard and drawers, with marble effect roll top work surfaces and matching breakfast bar area, fitted single sink and draining board with central swan neck mixer tap, fitted four ring hob with extractor over, in-built recently re-fitted eye level oven and grill, wine chiller, space for full height fridge freezer, plumbing for washing machine and space for tumble dryer, glass fronted crockery cupboards, tiled splashbacks, radiator, tiled floor, double glazed windows to the side and rear (both with fitted roller blinds), decorative and contrasting tiled splashbacks, tiled floor, uPVC panel and double glazed exit door to the conservatory, coving, spotlights.

CONSERVATORY

12'3" x 9'0" (3.74 x 2.76)

Brick and double glazed construction with recently re-fitted and insulated pitched roof incorporating uPVC panelling and spotlights, double glazed windows to both sides and the rear (with fitted blinds), double glazed French doors opening out to the rear garden, tiled floor with electric underfloor heating, radiator.

FIRST FLOOR LANDING

Double glazed window to the side (with made to measure Hillarys fitted blinds), radiator. Doors to both bedrooms and bathroom. Vaulted-style ceiling down the stairwell with inset LED spotlights.

BEDROOM ONE

11'2" x 9'8" (3.42 x 2.96)

Double glazed window to the front (with made to measure Hillarys fitted blinds), radiator, exposed and varnished floorboards, useful overstairs storage cupboard, picture rail, dado rail, TV point, fitted wardrobes with matching drawers.

BEDROOM TWO

11'3" x 8'11" (3.43 x 2.74)

Double glazed window to the rear (with made to measure Hillarys fitted blinds), radiator, laminate flooring. Loft access point to a half boarded, insulated loft space via pull-down aluminium-style loft ladders.

BATHROOM

7'11" x 6'11" (2.43 x 2.12)

Three piece suite comprising panel bath with mixer tap, mains shower over, curved glass shower screen, wash hand basin with mixer tap, storage cabinets beneath, hidden cistern push flush WC. Additional bathroom cabinets and storage, fully tiled walls and floor, double glazed window to the rear, radiator, spotlights, bathroom cabinet which also houses the recently installed Worcester/Bosch gas fired combination boiler (for central heating and hot water purposes).

OUTSIDE

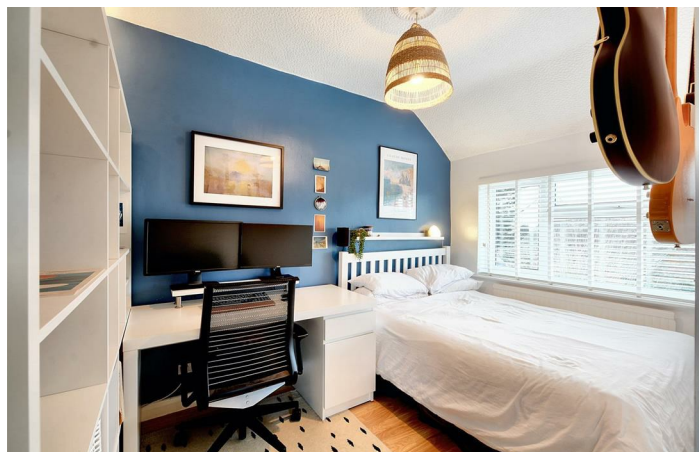
To the front of the property there is a decorative brick wall to the boundary line leading to a predominantly gravelled front garden designed for ease of maintenance with side entrance and pathway to the front entrance door.

TO THE SIDE & REAR

The side has access via double gates leading from the bottom end of Mill Road with a decorative brick wall continuing down the side and to the rear garden offering access to an enclosed garden space designed for ease of maintenance, offering the space (depending upon vehicle size) for parking, otherwise a paved patio, entertaining space with planted borders housing a variety of bushes and shrubbery. Within the garden there is an external lighting point and a water tap. Pedestrian gated access leading back to the front.

DIRECTIONAL NOTE

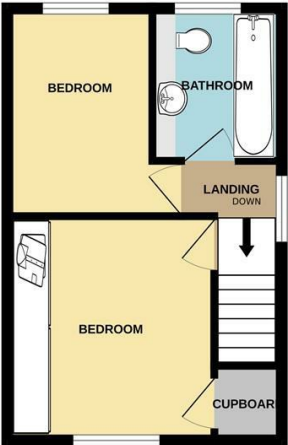
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. Continue along and take a left hand turn onto Mill Road, take the second turning on the left onto Oakfield Road. The property can then be found on the corner of Mill Road and Oakfield Road, identified by our For Sale board. Ref: 8323NH



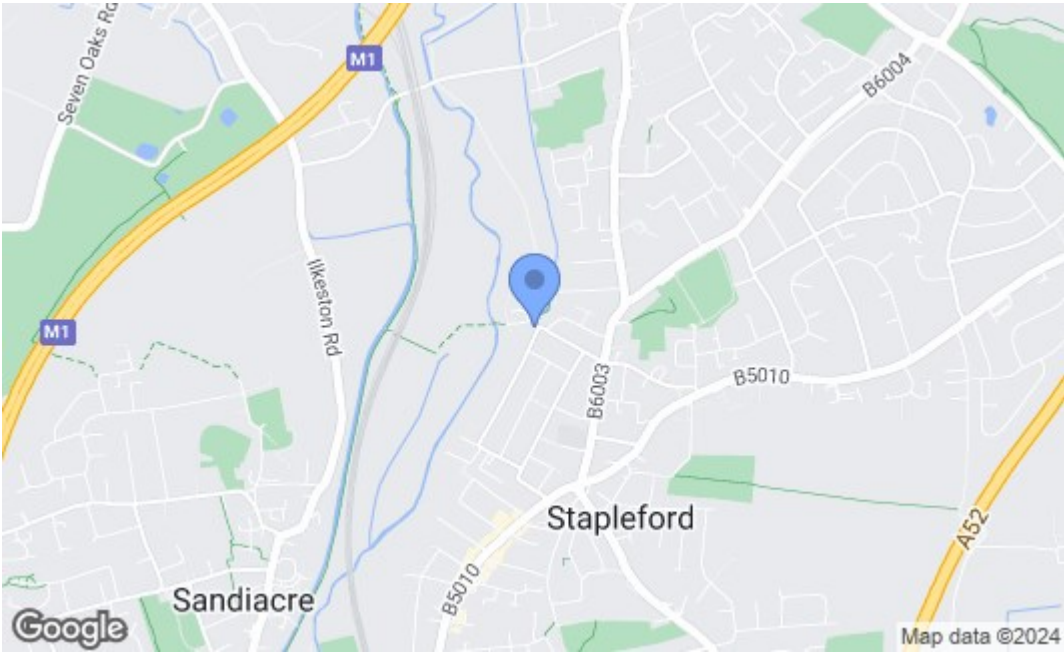
GROUND FLOOR
405 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR
296 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA: 701 sq.ft. (65.1 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	64	
(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 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		

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.