



Oakfield Road  
Stapleford, Nottingham NG9 8FF

**£195,000**

A THREE BEDROOM SEMI DETACHED  
HOUSE.



ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET WITH NO UPWARD CHAIN THIS EXTREMELY WELL PRESENTED AND LOOKED AFTER THREE BEDROOM SEMI DETACHED HOUSE SITUATED WITHIN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION CLOSE TO STAPLEFORD TOWN CENTRE.

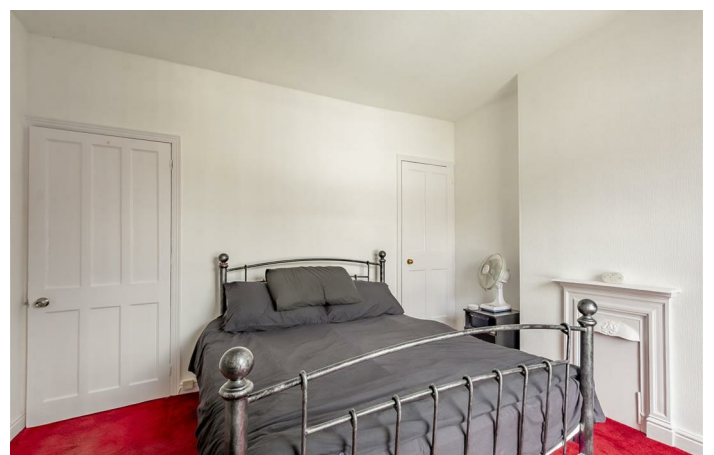
With accommodation over two floors, the ground floor comprises front living room, spacious "L" shaped breakfast dining kitchen, rear lobby and shower room. The first floor landing then provides access to three bedrooms.

There is also a fold away ladder from the landing the leads to a carpeted and plastered attic space with a velux roof window.

Other benefits to the property include a recently re-fitted gas fired combination boiler (for central heating and hot water purposes), double glazing and enclosed garden space to the rear.

As previously mentioned, the property sits a short distance away from the shops, services and amenities within Stapleford town centre, whilst there is also easy access to good nearby schooling for all ages, as well as 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 highly recommend an internal viewing.



## LOUNGE

11'10" x 11'10" (3.63 x 3.62)

uPVC panel and double glazed front entrance door, double glazed window to the front with fitted blinds, oakwood flooring, coving, media points and feature multi fuel fire with display plinth above and sat on a tiled hearth.

## MIDDLE LOBBY

Granite tiled floor, useful understairs storage space and opening through to the breakfast dining kitchen.

## BREAKFAST DINING KITCHEN

max 21'1" x 11'9" (max 6.45 x 3.59)

The kitchen comprises a matching range of base and wall storage cupboards with granite work surfacing and matching breakfast bar with four stools, Belfast sink unit with central mixer tap and inset draining board. Range cooker incorporating seven ring gas top, double oven, grill, warming drawer and extractor fan over. Glass fronted crockery cupboards, plumbing for washing machine and tumble dryer, space for undercounter fridge and further space for American-style fridge/freezer (if required). Double glazed windows to the side, vertical blinds (one with fitted roller blind) and uPVC double glazed French doors (also with fitted vertical blinds) opening out to the rear garden. Vertical radiator, tiled splashbacks and granite tile floor. Door to inner lobby with staircase providing access to the first floor and open access to the rear into the rear lobby.

## REAR LOBBY

9'0" x 3'1" (2.75 x 0.95)

Vertical radiator, uPVC panel and double glazed exist door garden, tiled floor and door to shower room.

## SHOWER ROOM

8'5" x 3'9" (2.57 x 1.15)

Three piece suite comprising walk-in double size shower cubicle with dual attachment mains ran shower and decorative splashboards, wash hand basin with waterfall style mixer tap and push flush WC. Tiled walls and floor, extractor fan, double glazed window to the side with fitted roller blind and wall mounted chrome heated ladder towel radiator.

## FIRST FLOOR LANDING

Doors to all bedrooms and access to the loft space via a newly fitted foldaway wooden ladder, loft hatch to a carpeted loft space with radiator, Velux roof window with fitted blackout blinds, power and lighting.

## ATTIC SPACE

Accessed via wooden fold away ladders from the landing the loft has a velux roof window, is carpeted and plastered and subject to permissions would make a great hobby room, or for a teenager.

## BEDROOM ONE

11'10" x 11'10" (3.61m x 3.61m)

Double glazed window to the front with fitted vertical blinds, radiator, overstairs storage cupboard and original fireplace within the central chimney breast.

## BEDROOM TWO

11'9" x 8'9" (3.59 x 2.69)

Double glazed window to the rear with fitted blinds and radiator.

## BEDROOM THREE

8'11" x 7'3" (2.72 x 2.23)

Double glazed window to the rear with fitted blinds and radiator.

## OUTSIDE

To the front there is a dwarf brick boundary wall and pathway to the front entrance door, as well as side access leading through to the rear garden.

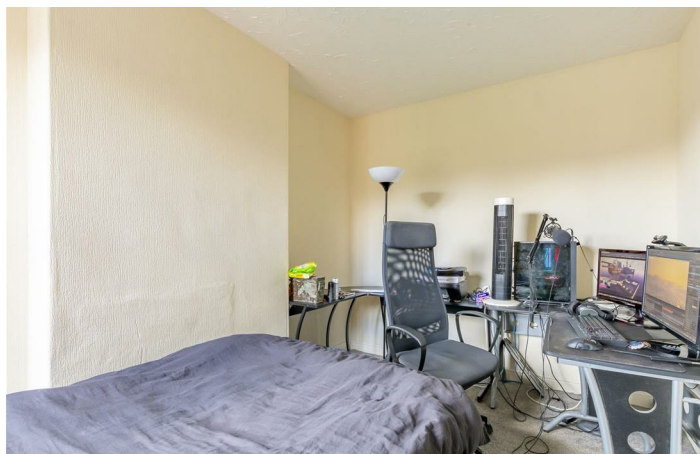
## REAR GARDEN

Initially, from the double glazed French doors from the kitchen, you are greeted to a courtyard style patio area which gives pedestrian gated access back around to the front and an outside cold water tap. This leads onto the main part of the garden which is extremely well established with a range of mature and specimen bushes, shrubs and plants. Plum slate decorative chippings are laid within the garden, along with a central decking area, a sweeping block pathway then provides access to the rear part of the garden which offers a good size pitched roof summerhouse, next to which is a pitched roof timber garden shed. The rear garden is fully enclosed either by timber fencing to the boundary lines or brick wall to the rear and also offers a covered garden seating area with accessible door, sloping roof, circular decorative patio stones with an outside lighting point.

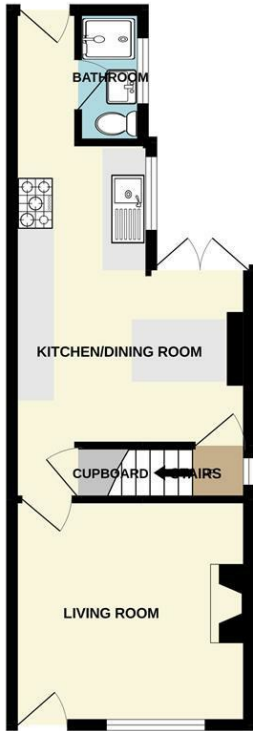
## DIRECTIONAL NOTES

From our Stapleford Branch on Derby Road, turn immediately right onto Warren Avenue, following the bend in the road around (onto Frederick Road) before taking an immediate left turn back onto Warren Avenue. Continue along, passing the turning for Edward Street and take a right turn onto Oakfield Road. The property can then be found on the right hand side.

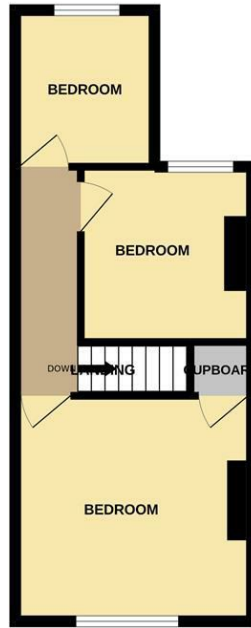
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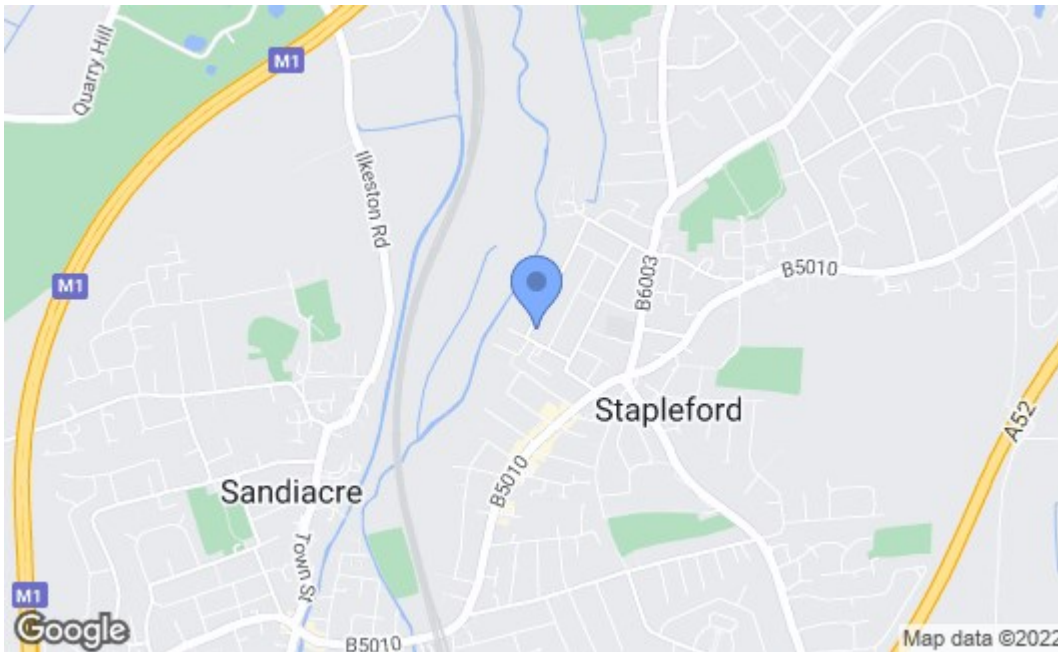
GROUND FLOOR  
355 sq.ft. (33.0 sq.m.) approx.



1ST FLOOR  
322 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA: 677 sq.ft. (62.9 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			
(81-91) B			80
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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