



**Broad Oak Drive  
Stapleford, Nottingham NG9 7AX**

A SPACIOUS THREE BEDROOM MID  
TOWN HOUSE

**Guide Price £175,000 Freehold**



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET AN EXTREMELY WELL PRESENTED, AND SPACIOUS THREE BEDROOM MID TOWN HOUSE, SITUATED WITHIN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors comprising spacious entrance lobby, living room and dining kitchen to the ground floor. The first floor landing provides access to three bedrooms and a recently replaced modern white three piece bathroom.

Other benefits to the property include gas fired central heating from a combination boiler, UPVC double glazing and front and rear gardens.

As previously mentioned, the property is situated within this popular and established residential cul de sac location within easy access of the shops and services within Stapleford town centre. There is easy access to popular nearby schooling for all ages such as William Lilley, Fairfield and George Spencer Academy Trust and a variety of nearby transport links such as the A52 for Nottingham and Derby, junction 25 of the M11 Motorway and the Nottingham Express Tram terminus situated at Bardills roundabout.

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



#### PORCH TO LOBBY

4'5" x 3'3" (1.37 x 1.01)

Double glazed front entrance door, meter cupboard and door to lounge

#### LOUNGE

16'2" x 14'7" (4.94 x 4.45)

Double glazed window to the front, radiator, media points and feature Adam style fire surround incorporating decorative inserts and hearth housing gas fire. Panel and glazed door to the kitchen.

#### DINING KITCHEN

14'7" x 11'5" (4.45 x 3.48)

Comprising a range of fitted matching base and wall storage cupboards with roll top work surfaces incorporating counter-top fitted four ring gas hob with extractor over and oven beneath, inset 1½ bowl sink unit and draining board with central mixer tap and tiled splashbacks, plumbing for washing machine, space for full height fridge/freezer, ample space for dining table and chairs, radiator, wall mounted gas fired central heating combination boiler, double glazed window to the rear and UPVC panel and double glazed French doors with full height double glazed windows to the left of the door, opening out to the rear garden.

#### FIRST FLOOR LANDING

Doors to all bedrooms and bathroom. Loft access point to a partially boarded and insulated loft space with lighting point. Useful storage cupboard with shelving.

#### BEDROOM 1

14'7" x 8'10" (4.45 x 2.71)

Double glazed window to the front, radiator and fitted wardrobe with shelving and double hanging space.

#### BEDROOM 2

11'3" x 8'11" (3.45 x 2.73)

Double glazed window to the rear, telephone/router points, radiator and fitted wardrobe.

#### BEDROOM 3

12'4" x 5'4" (3.76 x 1.64)

Double glazed window to the front and radiator.

#### BATHROOM

6'5" x 5'4" (1.97 x 1.63)

Modern white three piece suite, replaced in early 2020 comprising a 'P' shaped bath with glass shower screen and dual mains fed shower head attachment over, wash hand basin with mixer tap, storage cupboards beneath and hidden cistern push-flush w.c. with counter-top space over. Fully tiled walls and floor, double glazed window to the rear, wall mounted heated chrome ladder towel radiator, spotlights and wall hung oval shaped bathroom mirror.

#### OUTSIDE

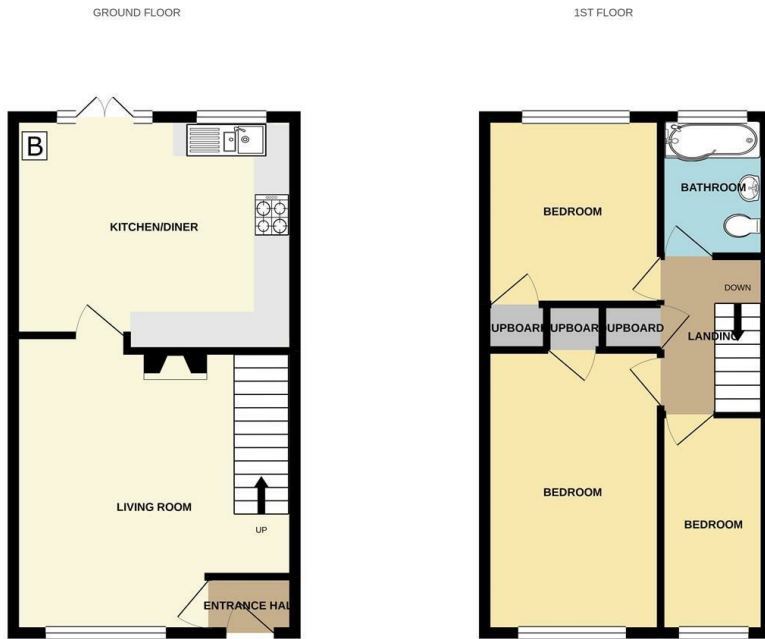
To the front of the property is a picket style fence and matching gate with pathway providing access to the front entrance door and decorative plum slate shingle for ease of maintenance. The rear garden is enclosed by timber fencing with concrete posts and gravel boards. The garden is designed for ease of maintenance, being predominantly paved, making an ideal seating/entertaining area with rear pedestrian gate to the courtyard parking area to the rear.

#### DIRECTIONAL NOTE

From our Stapleford branch on Derby Road, proceed in the direction of Sandiacre before taking a left turn adjacent to Sainsbury's convenience store onto Broad Oak Drive. The property can then be found on the right hand side.

Ref: 7339nh





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 for any prospective purchase. 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   |  |                         | 87        |
| (81-91) B   |  |                         |           |
| (69-80) C   |  | 68                      |           |
| (55-68) D   |  |                         |           |
| (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 |           |

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.