Robert Ellis

look no further. . .

Broad Oak Drive
Stapleford, Nottingham NG9 7AU

A MODERN WELL LOOKED AFTER THREE BEDROOM END TOWN HOUSE.

£205,000 Freehold

ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED MODERN THREE BEDROOM END TOWN HOUSE SITUATED ONLY A SHORT WALK AWAY FROM STAPLEFORD TOWN CENTRE.

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

A major benefit to the property compared to its peers is the fact that the house offers full gas fired central heating served from a Worcester combination boiler (still within its warranty period). Other benefits include double glazing, open plan modern dining kitchen, off-street parking, single garage and garden space to the rear.

The property is located within walking distance of the shops and services within Stapleford town centre. There is also easy access to good schooling for all ages such as William Lilley, Fairfield and George Spencer. For those needing to commute, there are also good transport links nearby such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

Also easily accessible from the property is a good array of nearby open space such as Queen Elizabeth park and Archer's Field, both only a short distance away.

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

ENTRANCE HALL
7'10" x 4'1" (2.40 x 1.26)
uPVC panel and double glazed front entrance door, laminate flooring, staircase rising to the first floor, radiator, meter cupboard, coving and door to lounge.

LOUNGE
15'8" x 15'4" reducing to 11'0" (4.79 x 4.69 reducing to 3.37)
Double glazed window to the front (with fitted blind), coving, radiator, wall light points, useful understairs storage area and archway opening through to the kitchen.

DINING KITCHEN
15'3" x 9'10" (4.67 x 3.01)
Incorporates a matching range of fitted wall, base and drawer units with roll edge work surfacing of a granite style with counter-level fitted four ring Hotpoint hob with extractor over and oven beneath. Inset circular bowl sink and draining board with central mixer tap, black tiled splashbacks, plumbing for washing machine and dishwasher, radiator, coving, ample space for dining table and chairs, double glazed window to the rear (with fitted blinds), sliding double glazed tilt and slide patio doors (with fitted blinds) opening out to the rear garden patio.

FIRST FLOOR LANDING
Doors to all bedrooms and bathroom, coving, useful storage cupboard and access to a partially boarded for storage purposes loft space with lighting and insulation.

BEDROOM ONE
13'8" x 8'10" (4.18 x 2.71)
Built-in double wardrobe, radiator, double glazed window to the front and coving.

BEDROOM TWO
9'6" x 8'11" (2.91 x 2.73)
Double glazed window to the rear, radiator and coving.

BEDROOM THREE
10'0" x 6'0" (3.07 x 1.83)
Radiator, double glazed window to the front (with fitted blinds) and coving.

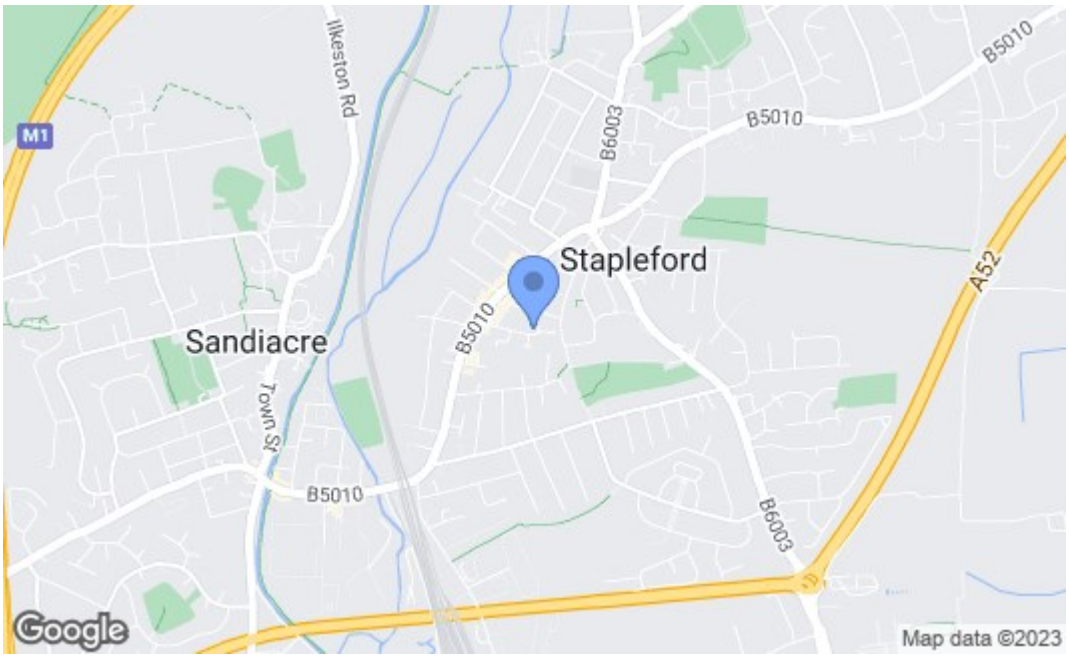
BATHROOM
6'6" x 6'2" (2.00 x 1.88)
Incorporating a three piece suite comprising panel bath with glass shower screen and Triton electric shower over, wash hand basin and low flush WC. Fully tiled walls, double glazed window to the rear (with fitted roller blind), radiator and wall hung Dimplex fan.

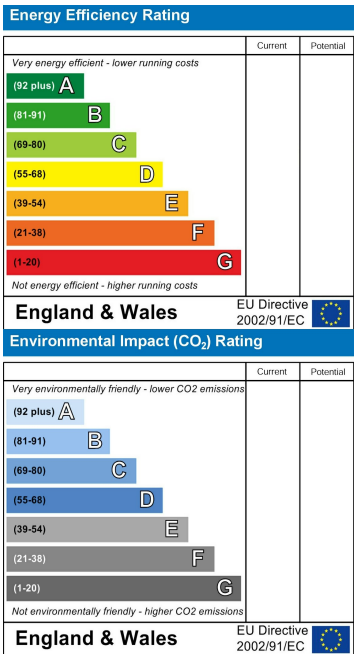
OUTSIDE
To the front of the property there is a laid to lawn garden space with dwarf hedgerow to the boundary line, lowered kerb entry point to a tarmac driveway providing off-street parking, which in turn leads to the single garage with up and over door to the front.

TO THE REAR
Enclosed and private garden offering a paved patio seating area (ideal for entertaining) leading onto a lawned garden enclosed by rockery flowerbeds housing a variety of mature bushes and shrubbery. There is a paved pathway which then provides access to the garage door and beyond around to the front via pedestrian access.

SINGLE GARAGE
Up and over door to the front, personal access door to the rear, power, lighting and also houses the wall mounted Worcester gas fired combination boiler (for central heating and hot water purposes).

DIRECTIONAL NOTE
From our Stapleford Branch, proceed in the direction of Sandiacre, before taking an eventual left hand turn onto Broad Oak Drive (where Sainsburys convenience store can be found on the corner). The property can be found on the left hand side. Ref: 7967NH





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.

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