Robert Ellis

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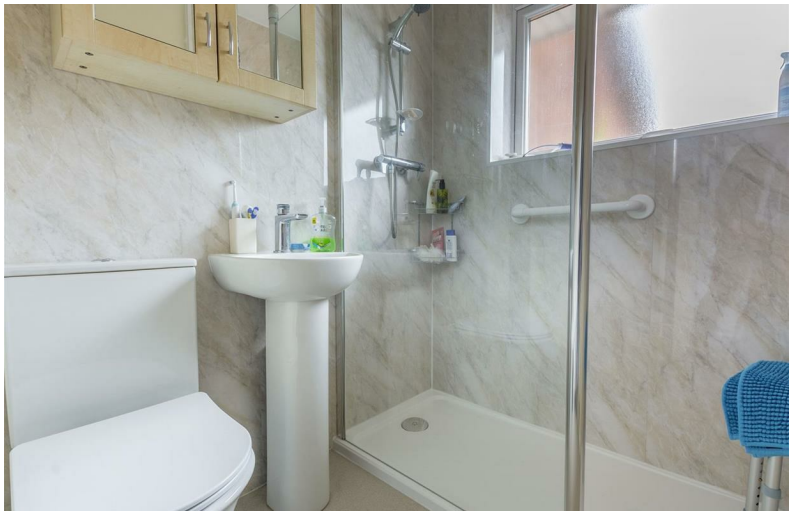


A THREE BEDROOM MID TOWN HOUSE.

Broad Oak Drive
Stapleford, Nottingham NG9 7AX

£170,000 Freehold

A THREE BEDROOM MID TOWN HOUSE.

Robert Ellis are delighted to bring to the market this three bedroom mid town house situated within walking distance of Stapleford town centre.

With accommodation over two floors comprising entrance porch, front lounge and rear dining kitchen to the ground floor. The first floor landing then provides access to three bedrooms and a bathroom.

Other benefits to the property include gas fired central heating, double glazing and the potential to create off-street parking to the front (subject to the usual permissions and agreements). The house has a security alarm system.

As previously mentioned, the property sits favourably within walking distance to the shops and services within Stapleford town centre. There is also easy access to an array of nearby schooling for all ages such as William Lilley, Fairfield and George Spencer Academy Trust.

For those needing to commute, there is also easy access to the nearby i4 bus route, Nottingham electric tram terminus situated at Bardills roundabout, the A52 for Nottingham/Derby and Junction 25 of the M1 motorway.

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

ENTRANCE LOBBY
3'3" x 3'0" (1.00 x 0.92)
uPVC panel and double glazed front entrance door with double glazed window to the side of the door, meter cupboard, coat pegs and door to lounge.

LOUNGE
14'7" x 14'2" (4.46 x 4.33)
Staircase rising to the first floor, double glazed bow window to the front, radiator, laminate flooring, media points, brick and tiled fireplace incorporating coal effect fire, door back to the lobby and access through to the kitchen.

DINING KITCHEN
14'6" x 10'11" (4.43 x 3.34)
The kitchen area comprises a matching range of fitted base and wall storage cupboards with rolled top work surfaces incorporating single sink and drainer with central mixer tap and tiled splashbacks, plumbing space for washing machine, further space for cooker and full height fridge/freezer, ample space for dining table and chairs, radiator, double glazed window to the rear, uPVC panel and double glazed French doors opening out to the rear garden.

FIRST FLOOR LANDING
Double glazed window to the side, loft access point to a partially boarded and insulated loft space which also houses the gas fired boiler. Doors to all bedrooms and shower room.

BEDROOM ONE
13'8" x 8'10" (4.19 x 2.71)
Double glazed window to the front, radiator, a range of fitted bedroom furniture including double wardrobes, overhead storage cupboards, bedside shelving and further fitted wardrobe with shelving and hanging space.

BEDROOM TWO
10'2" x 8'10" (3.10 x 2.70)
Double glazed window to the rear, radiator and fitted wardrobe with shelving and hanging rail.

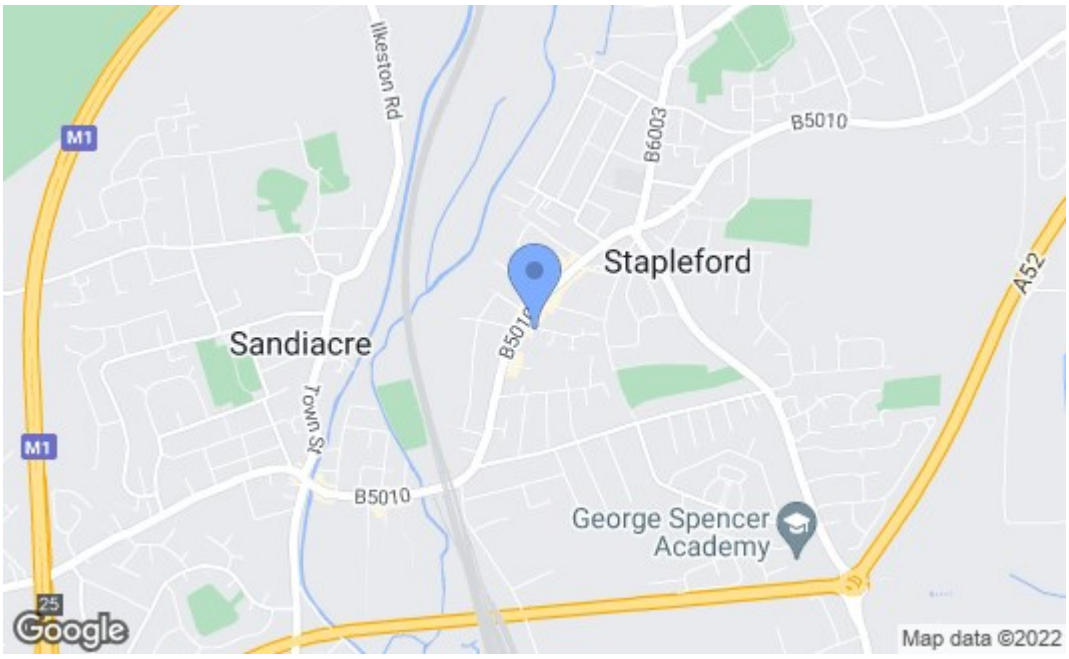
BEDROOM THREE
10'0" x 5'5" (3.07 x 1.66)
Double glazed window to the front and radiator.

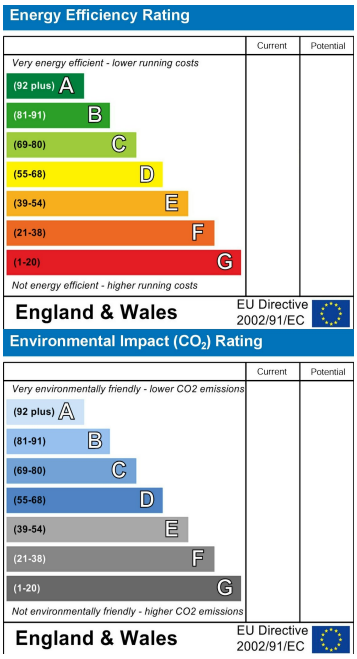
SHOWER ROOM
6'6" x 5'4" (2.00 x 1.63)
Modern white three piece suite comprising double sized walk-in shower cubicle with mains fed shower and glass shower screen, wash hand basin with mixer tap and push flush WC. Marble-style splash boards, mirror fronted wall mounted bathroom cabinet, double glazed window to the rear and ladder towel radiator.

OUTSIDE
The front offers potential to create off-street parking (subject to the relevant approvals and permissions). The front garden currently offers a pathway providing access to the front entrance door, mature bushes and shrubbery, decorative gravel stone chippings.

To the rear, the garden is enclosed offering privacy and enjoying a high degree of sunlight, with rear access gate designed for relatively low maintenance incorporating a pitched roof canopy style timber storage shed and an array of planted bushes and shrubbery.

DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre and take an eventual left hand turn onto Broad Oak Drive (just after the Sainsburys Convenience Store). Take the first right and the property can be found on the left hand side identified by our For Sale board. Ref. 7511NH.





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.