



Oakfield Road  
Stapleford, Nottingham NG9 8FF

**£325,000 Freehold**

A FLEXIBLE/ADAPTABLE UP TO FIVE  
BEDROOM DETACHED BUNGALOW  
SITUATED WITHIN WALKING DISTANCE  
OF THE TOWN CENTRE.



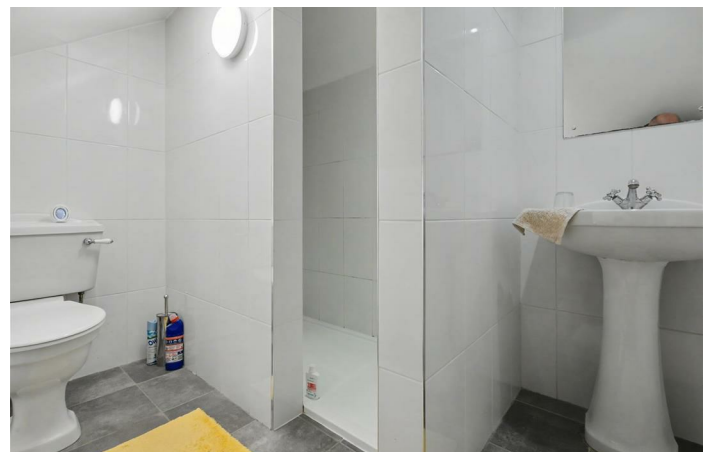
ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS INDIVIDUAL, SPACIOUS AND EXTENDED UP TO FIVE BEDROOM, TWO BATHROOM DETACHED BULGALOW SITUATED WITHIN WALKING DISTANCE OF ALL TOWN CENTRE AMENITIES AND HAVING BELONGED TO THE SAME FAMILY SINCE MID 1920'S.

With adaptable accommodation over two floors, the ground floor comprises entrance porch leading through to a 7.5m long entrance hallway with two front reception rooms which could easily be used as bedrooms, the hallway then provides access to the breakfast kitchen, inner hallway/study area, two further ground floor bedrooms, ground floor shower room and conservatory. The first floor landing then provides access to a top floor bedroom with ample eaves and storage space, and a top floor en-suite shower room.

Other benefits to the property include gas fired central heating from a combination boiler, double glazing and a generous enclosed garden space to the rear incorporating shed, greenhouse and a three-zone workshop with power, lighting and multi-fuel burner.

As previously mentioned, the property is not as it seems from first impressions and offers fantastic adaptable space, whilst also being within walking distance of all the town centre amenities. There is also easy access to great transport links to and from the surrounding area such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus and i4 bus service. There is also easy access to the Erewash Canal footpath and open green space, as well as excellent nearby schooling for all ages (if required).

We believe the property is open to a number of different buying types due to the size and flexibility of the accommodation on offer. We highly recommend an internal viewing.



## PORCH

3'1" x 1'9" (0.95 x 0.55)

Composite and double glazed front entrance door, painted exposed brickwork and further panel and glazed door leading through to the entrance hallway.

## ENTRANCE HALLWAY

24'6" x 16'5" (7.47 x 5.02)

With tile effect flooring, radiator, doors to ground floor rooms.

## FRONT RECEPTION ONE/BEDROOM

12'11" x 10'3" (3.94 x 3.13)

Two double glazed windows to the front (with fitted blinds), tile effect flooring, radiator, meter cupboard.

## FRONT RECEPTION TWO/BEDROOM

13'1" x 10'3" (4.00 x 3.13)

Two double glazed windows to the front (with fitted blinds), radiator, tile effect flooring.

## KITCHEN DINER

12'7" x 10'3" (3.86 x 3.14)

The kitchen comprises a matching range of Shaker style fitted base and wall storage cupboards and drawers, with butchers block effect square edge work surfacing incorporating four ring hob with extractor over, in-built eye level oven, space for full height fridge/freezer, plumbing for washing machine and space for tumble dryer, fitted Welsh dresser style unit incorporating an inset porcelain sink unit with hot and cold mixer taps with storage beneath, worktop space either side, plate rack and display glass crockery cupboards and shelving. Double glazed window to the rear looking through to the conservatory (with fitted roller blind), tile effect flooring.

## INNER HALLWAY/STUDY

13'9" x 8'1" (4.21 x 2.47)

Tile effect flooring, radiator, turning staircase rising to the first floor with decorative wood spindle balustrade, door to rear bedroom.

## REAR GROUND FLOOR DOUBLE BEDROOM

12'5" x 9'8" (3.79 x 2.97)

uPVC double glazed window to the rear overlooking the rear garden, radiator, tile effect flooring.

## REAR GROUND FLOOR BEDROOM TWO

10'10" x 7'7" (3.32 x 2.32)

uPVC double glazed window to the rear overlooking the rear garden, radiator, tile effect flooring.

## GROUND FLOOR SHOWER ROOM

11'7" x 4'2" (3.55 x 1.28)

Three piece suite comprising walk-in part enclosed tiled shower cubicle with electric shower, wash hand basin with mixer tap, low flush WC. Tiling to the walls and floor, chrome ladder towel radiator, wall mounted bathroom mirror, spotlights, extractor fan.

## CONSERVATORY

12'9" x 11'4" (3.90 x 3.46)

Brick and double glazed construction with pitched glass roof with full height brick walls either side, central heating radiator, tiled floor, uPVC double glazed French doors opening out to the rear garden with double glazed windows either side (with fitted blinds).

## FIRST FLOOR LANDING

Double glazed window to the side and door to first floor bedroom.

## BEDROOM ONE

21'9" x 7'5" (6.65 x 2.27)

Double glazed Velux roof windows to both the front and rear, vaulted style ceiling, two radiators, additional double glazed window to the side, useful eaves storage space, door to en-suite, spotlights and further door to walk-in loft storage area.

## WALK-IN LOFT STORAGE AREA

Pitched and insulated roof space making an ideal storage space with power and lighting points.

## EN-SUITE

8'2" x 6'10" (2.51 x 2.09)

Three piece suite comprising walk-in double size tiled shower cubicle with mains shower, spotlights and extractor fan, low flush WC, wash hand basin with mixer tap. Tiling to the walls and floor, chrome ladder towel radiator, spotlights, wall hung bathroom mirror.

## OUTSIDE

To the front of the property, there is a dwarf brick boundary wall with central pedestrian wrought iron gate and pathway providing access to the front entrance door. The front garden is designed for straight forward maintenance being predominantly stoned with access leading down the left hand side of the property to the rear garden.

## TO THE REAR

The rear garden has gated side pedestrian access leading back to the front with the benefit of an external water tap and storage shed. This area then opens out to the main part of the rear garden with raised and planted beds housing a variety of rockery style plants, bushes, shrubs and trees. There is an extensive paved patio seating area (ideal for entertaining) and the garden is enclosed by timber fencing for privacy and security. Within the garden there is a green house which has the benefit of a double power socket and a walk-through timber pagoda. A pathway then provides access to the foot of the plot where the timber workshop can be found.

## WORKSHOP ZONE ONE

9'6" x 9'4" (2.90 x 2.85)

Window to the front, a range of work benches and shelving, with power and lighting points. Opening through to Zone Two.

## WORKSHOP ZONE TWO

9'6" x 7'0" (2.91 x 2.14)

Tile effect flooring, power, lighting and fitted multi-fuel burning stove sat on a slate hearth with panel and glazed French style doors providing access from the garden. Further doors then provide access to Zone Three.

## WORKSHOP ZONE THREE

12'5" x 9'4" (3.81 x 2.86)

Window to the front, shelving, power and lighting.

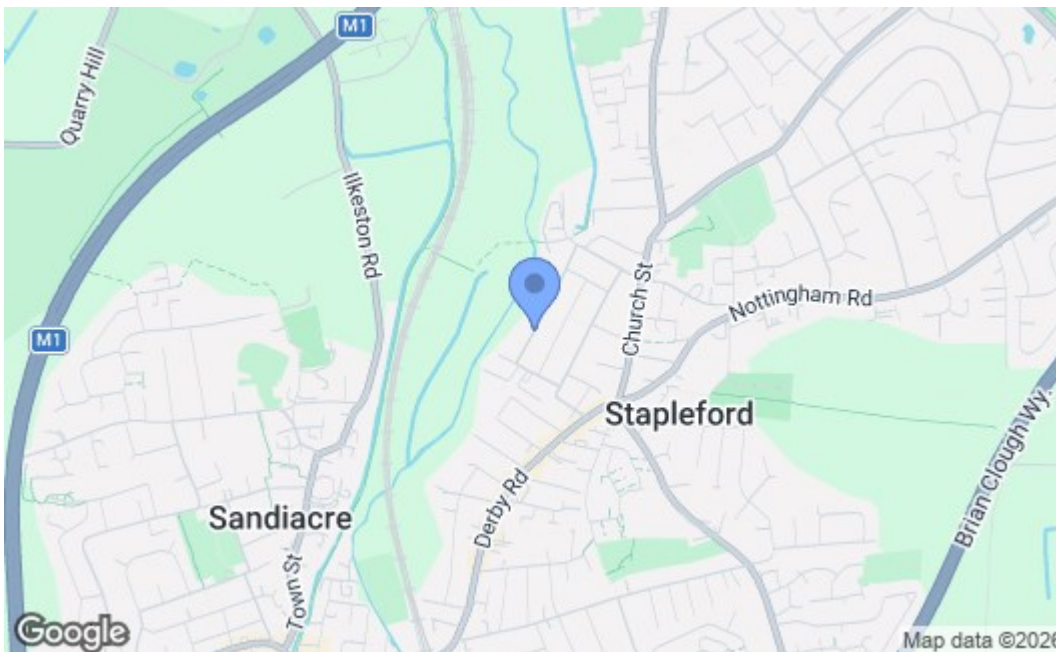
## DIRECTIONS

From our Stapleford Branch on Derby Road, turn immediately right onto Warren Avenue. Follow the road to the right and turn immediately left onto Warren Avenue and continue to the end before turning right onto Oakfield Road. The property can be found on the right hand side.

## AGENTS NOTE

There are various power tools and equipment which could be included within the sale to be discussed at a later date.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.