Robert Ellis

look no further. . .

Oakfield Road
Stapleford, Nottingham NG9 8FE

AN EXTREMELY WELL PRESENTED TWO BEDROOM END TERRACED HOUSE WITH VIEWS OVER FIELDS TO THE REAR.

£179,995 Freehold

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ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET THIS EXTREMELY WELL PRESENTED TWO BEDROOM END TERRACED HOUSE POSITIONED IN THIS HIGHLY REGARDED RESIDENTIAL LOCATION WITHIN WALKING DISTANCE OF STAPLEFORD TOWN CENTRE WHILST ALSO BENEFITTING FROM VIEWS OVER FARMER'S FIELDS TO THE REAR.

Sitting in this non-overlooked, private position, the property benefits from accommodation over two floors comprising entrance hall with staircase rising to the first floor, living room and full width dining kitchen to the ground floor. The first floor landing then provides access to two bedrooms and a modern three piece shower room.

The property also benefits from gas fired central heating from a combination boiler, double glazing and a generous rear garden incorporating a detached garage, whilst also boasting views over the fields to the rear.

The property is situated within walking distance of the shops, services and amenities in Stapleford town centre, as well as being within close proximity of excellent nearby schooling for all ages. There are a variety of transport links, all within easy reach, including the i4 bus service, the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

There is easy access to ample outdoor space, such as the fields to the rear, Hickings Lane Recreation Ground (which is currently undergoing a program of significant investment), as well as Stoney Clouds and walks along the river/canal to Trowell one way and Attenborough Nature Reserve the other.

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

ENTRANCE HALL
3'0" x 2'10" (0.93 x 0.87)
Composite panel and newly fitted double glazed front entrance door (under guarantee), laminate flooring, staircase rising to the first floor, door to living room.

LIVING ROOM
11'3" x 11'2" (3.43 x 3.41)
Double glazed window to the front (with fitted blinds), laminate flooring, radiator, media points, inset pebble effect electric fire, door to dining kitchen.

DINING KITCHEN
14'3" x 11'1" (4.36 x 3.40)
Equipped with a range of matching fitted base and wall storage cupboards and drawers, with roll top work surfacing incorporating a single sink unit and drainer with central swan-neck mixer tap and matching splashboards. Fitted four ring hob with extractor over and oven beneath, space for American-style fridge/freezer, space for dining table and chairs, integrated washing machine and dishwasher, double glazed window to the rear (with fitted blinds), uPVC panel and double glazed exit door to the garden, radiator, laminate flooring, plinth lighting, under-cupboard lighting, useful understairs storage cupboard/pantry with lighting and fitted shelving.

FIRST FLOOR LANDING
Doors to both bedrooms and shower room. Recently replaced (under guarantee) loft access point to an insulated loft space.

BEDROOM ONE
11'1" x 11'0" (3.40 x 3.37)
Double glazed window to the front (with fitted blinds), radiator, useful fitted storage cupboard.

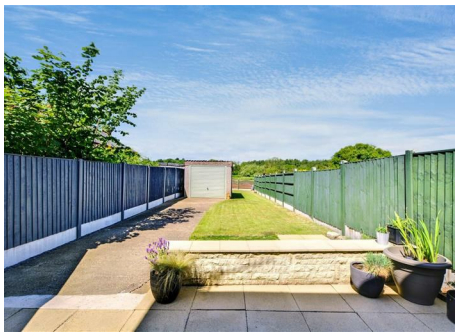
BEDROOM TWO
11'11" x 8'4" (3.65 x 2.56)
Double glazed window overlooking the fields to the rear, radiator.

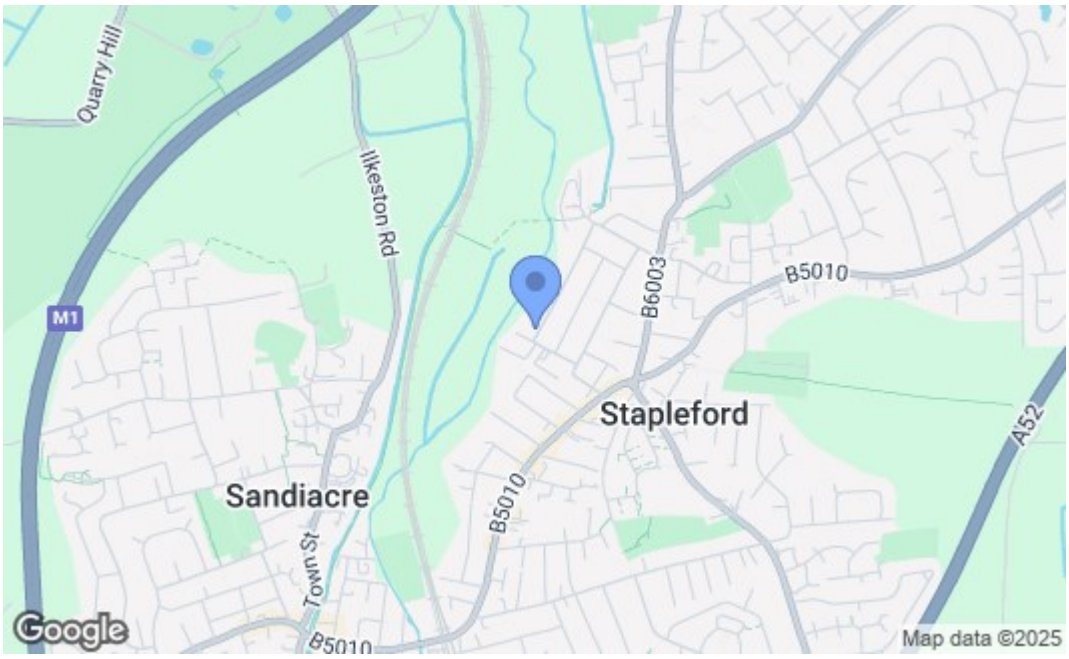
SHOWER ROOM
7'11" x 5'6" (2.43 x 1.69)
Three piece suite comprising walk-in double sized shower cubicle with glass shower screen and mains dual attachment shower over, wash hand basin with mixer tap and storage cupboards beneath, hidden cistern push flush WC. Double glazed window to the rear (with fitted blinds), tiled walls and floor, wall mounted radiator, spotlights, extractor fan, wall mounted LED lit mirror with shavings points.

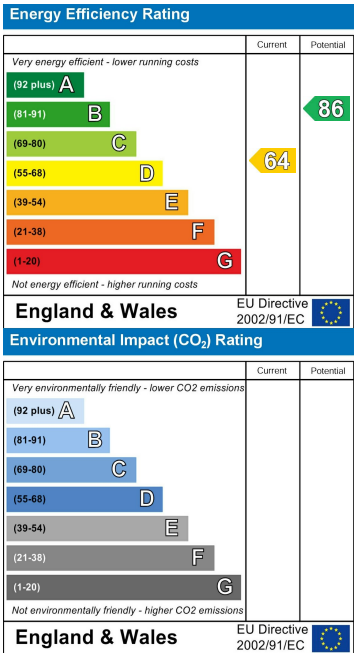
OUTSIDE
To the front of the property there is matching wrought iron gates and railings to the front with a path to the front entrance door with decorative slate and side gates, access shared with neighbouring property leading into the rear garden. The rear garden is of a good size with paved patio area leading onto a generous lawn section beyond. Within the garden there is also a detached garage used for storage. The rear garden has the benefit of external lighting and water tap.

DETACHED GARAGE
Accessed only from the rear garden with up and over door to the front.

DIRECTIONS
From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre before taking an immediate right hand turn onto Warren Avenue. Follow the bend to the right and take a left hand turn (still Warren Avenue). Towards the end of the road, turn right onto Oakfield Road and the property can be found on the left hand side, identified by our For Sale board.







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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