Robert Ellis

look no further. . .

A THREE BEDROOM END TOWN HOUSE.

Broad Oak Drive
Stapleford, Nottingham NG9 7AX

£185,000 Freehold

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ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS THREE BEDROOM END TOWN HOUSE SITUATED WITHIN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION WITHIN WALKING DISTANCE OF THE SHOPS AND SERVICES WITHIN STAPLEFORD TOWN CENTRE.

With accommodation over two floors comprising entrance lobby into the living room with full width kitchen diner 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 from combination boiler, uPVC double glazing throughout, off-street parking and gardens to the side and rear.

The property sits within this favourable location within easy reach of the shops and services within Stapleford town centre. There are also good access links to nearby schooling such as William Lilley, Fairfield and George Spencer Academy Trust. For those needing to commute there are good road networks nearby such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham Electric Tram terminus situated at Bardills roundabout.

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

ENTRANCE PORCH
uPVC panel and double glazed front entrance door, door to the hallway and wall mounted gas fired combination boiler (for central heating and hot water purposes).

LOUNGE
14'9" x 12'9" (4.50 x 3.90)
Double glazed bow window to the front with fitted blinds, radiator, laminate flooring, spotlights, staircase rising to the first floor, useful understairs storage cupboard and media points.

DINING KITCHEN
14'9" x 12'9" (4.50 x 3.90)
The kitchen comprises a matching range of fitted base and wall storage cupboards with granite effect roll top work surfaces incorporating four ring gas hob with double oven beneath and extractor fan over, inset counter level one and a half bowl sink unit with central mixer tap and draining board, plumbing for washing machine and space for full height fridge/freezer, useful additional storage cupboards, ample space for dining table and chairs, radiator, spotlights, uPVC double glazed window to the rear and uPVC sliding double glazed patio doors opening out to the rear garden. From this area there is then opening to the living room.

FIRST FLOOR LANDING
Doors to all bedrooms and bathroom, loft access point and storage cupboard.

BEDROOM ONE
13'5" x 8'10" (4.10 x 2.70)
Double glazed window to the front with fitted blinds, radiator and fitted wardrobe.

BEDROOM TWO
9'6" x 9'6" (2.9 x 2.9)
Double glazed window to the rear, radiator and fitted wardrobe.

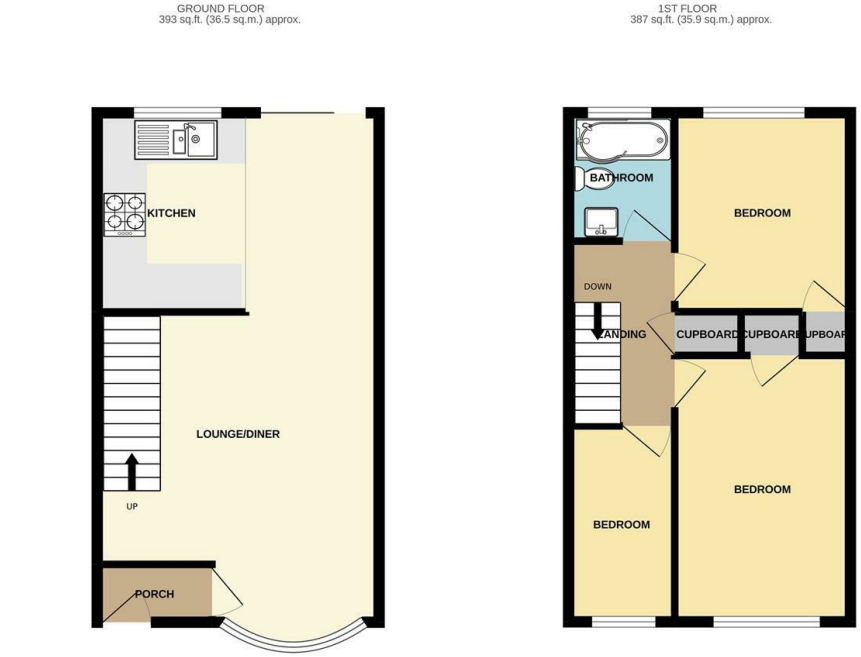
BEDROOM THREE
9'10" x 5'6" (3.00 x 1.70)
Double glazed window to the front with fitted blind and radiator.

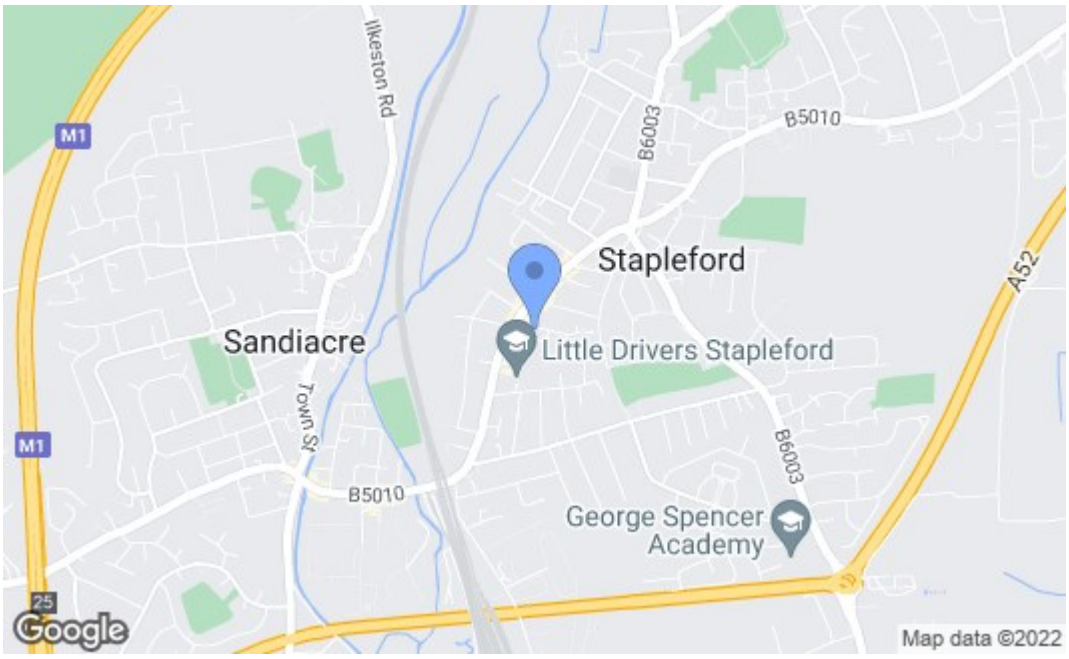
BATHROOM
6'6" x 5'6" (2.00 x 1.70)
Modern white three piece suite comprising "P" shaped bath with glass shower screen and mains ran shower over, push flush WC and wash hand basin with central mixer tap. Fully tiled contrasting wall tiles, double glazed window to the rear with fitted roller blind, wall mounted mirror fronted bathroom cabinet, spotlights and wall hung heated ladder towel radiator.

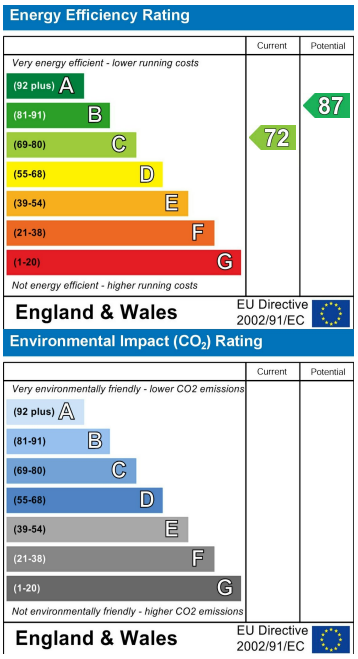
OUTSIDE
To the front of the property there is a good length driveway providing ample off-street parking to the front and paved pathway and access to the front entrance door. The side and rear gardens then compliment the property with the side being predominantly lawned and enclosed by timber fencing to the boundary lines with concrete posts and gravel boards, and pedestrian gated access onto Broad Oak Drive. Within this area there is a good size timber storage shed and a paved pathway provides access to the rear part of the enclosed courtyard style garden which is also enclosed by fencing to the boundary lines with a further pedestrian gated access to the rear. Within the garden there is a water tap.

DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, proceed heading in the direction 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 identified by our For Sale board.

Ref. 7628NH







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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