



**Broad Oak Drive  
Stapleford, Nottingham NG9 7AU**

**A THREE BEDROOM LINK SEMI DETACHED  
HOUSE WITH DRIVEWAY & GARAGE.**

**£220,000 Freehold**



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS WELL PRESENTED THREE BEDROOM LINK SEMI DETACHED HOUSE SITUATED IN THIS MODERN RESIDENTIAL CUL DE SAC LOCATION CLOSE TO SHOPS, SERVICES AND AMENITIES IN STAPLEFORD TOWN CENTRE.

The property benefits from uPVC double glazing, off-street parking, single garage and generous enclosed garden space to the rear.

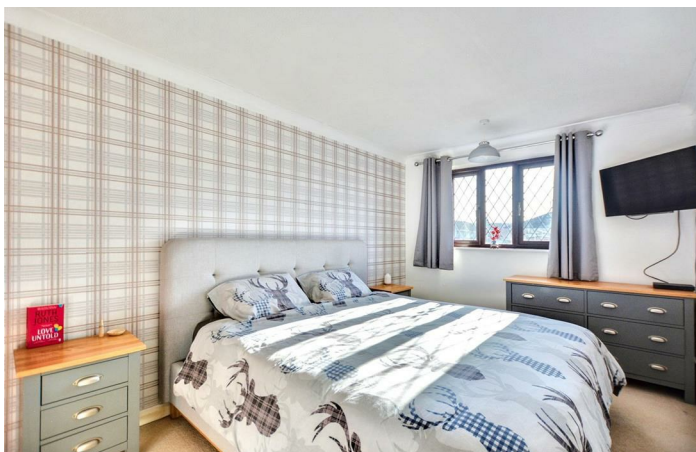
The accommodation is arranged over two floors, the ground floor comprises entrance hall, living room and dining kitchen spanning the full width of the ground floor. The first floor landing then provides access to three bedrooms and a bathroom.

The property will ideally suit those looking to purchase their first home or for a young family as it sits favourably within walking distance of excellent nearby schooling for all ages. There is also easy access to a variety of national and independent retailers in Stapleford town centre which is just a short walk away.

There are excellent commuter links such as the i4 bus service, the A52 providing links to Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

Other benefits of the property include cavity wall and roof insulation, has overall low running costs and is on a water meter.

We highly recommend an internal viewing.



### ENTRANCE HALL

5'2" x 4'3" (1.59 x 1.30)

uPVC panel and double glazed front entrance door, meter cupboard, stairs rising to the first floor, laminate flooring. Door to living room.

### LIVING ROOM

16'2" x 12'4" (4.95 x 3.76)

uPVC double glazed window to the front (with fitted blinds), TV and telephone points, wall mounted electric heater, useful understairs storage area, laminate flooring, feature log burning stove (recently installed in 2023). Opening through to the kitchen.

### DINING KITCHEN

15'4" x 10'8" (4.68 x 3.27)

The kitchen area comprises a range of matching fitted base and wall storage cupboards and drawers with butcher's block style square edge work surfacing incorporating inset one and a half bowl sink unit with swan-neck mixer tap, drainer and tiled splashbacks. Plumbing for washing machine, space for an American-style fridge/freezer, ample space for dining table and chairs, plinth heater, uPVC double glazed window to the rear, uPVC double glazed French doors opening out to the rear garden, in-built combination double oven and induction hob with extractor fan over.

### FIRST FLOOR LANDING

Doors to all bedrooms and bathroom. Loft access point to a boarded, lit and insulated loft space. Coving, double glazed window to the side. Airing cupboard housing the hot water cylinder. Decorative wood spindle balustrade.

### BEDROOM ONE

13'7" x 8'11" (4.15 x 2.73)

uPVC double glazed window to the front, electric heater, coving, fitted double wardrobe.

### BEDROOM TWO

9'7" x 8'11" (2.93 x 2.72)

uPVC double glazed window to the rear, electric heater, coving, fitted double wardrobe.

### BEDROOM THREE

10'9" x 6'2" (3.29 x 1.88)

uPVC double glazed window to the front, electric heater, coving.

### BATHROOM

7'1" x 6'2" (2.18 x 1.88)

White three piece suite comprising "P" shaped panel bath with electric shower and glass shower screen, wash hand basin with mixer tap and storage cabinets beneath, push flush WC. Partially tiled walls, ladder towel radiator, uPVC double glazed window to the rear, extractor fan.

### OUTSIDE

To the front of the property there is a tarmac single driveway providing off-street parking with a lowered kerb entry point which in turn leads to the single garage. The front lawn and pathway leads to the front entrance door. The rear garden is established, incorporating a good size lawn with block and paved patio area (ideal for entertaining), double electric socket, external water tap, wood store.

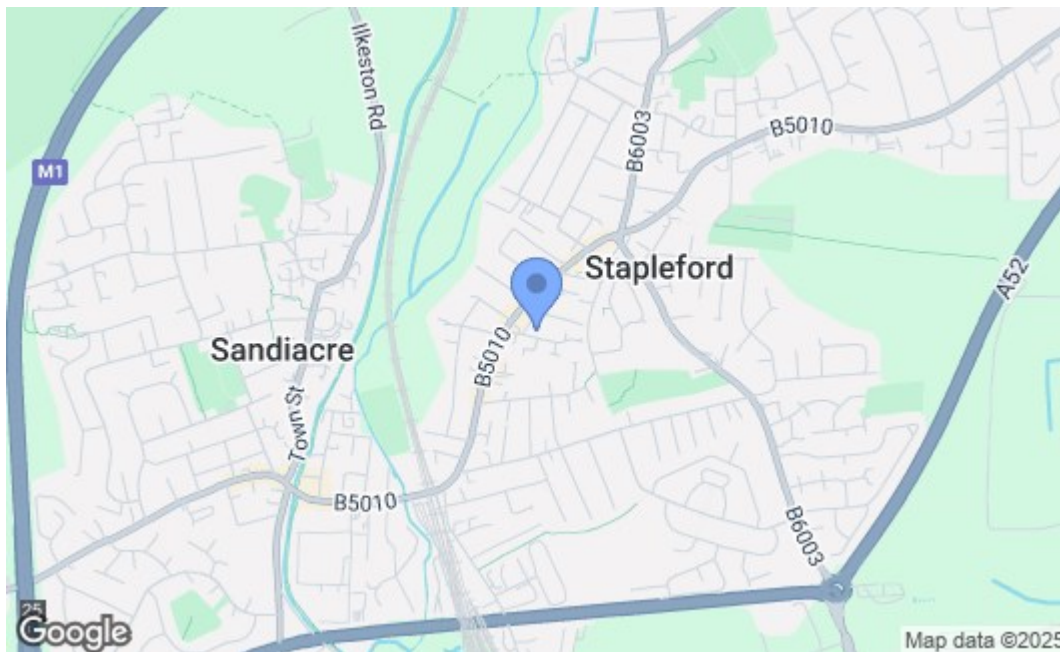
### GARAGE

Up and over door to the front, rear exit door to the garden, power and lighting.

### DIRECTIONAL NOTE

From our Stapleford Branch, proceed in the direction of Sandiacre, taking an eventual left hand turn just past Sainsburys onto Broad Oak Drive. The property can then be found on the left hand side, identified by our For Sale board.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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.