



**Oakfield Road
Stapleford, Nottingham NG9 8FF**

Offers Over £200,000 Freehold

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ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET THIS WELL PRESENTED TWO BEDROOM SEMI DETACHED BUNGALOW SITUATED IN THIS TOWN CENTRE POSITION OFFERED FOR SALE WITH NO UPWARD CHAIN.

With accommodation comprising "L" shaped entrance hallway, spacious living room, modern fitted kitchen, two ground floor bedrooms, as well as a three piece bathroom suite. There is a staircase off the hallway rising to the first floor where there is potential to create further bedroom/living space (subject to the relevant permissions and approvals). There is also the potential for creating further kitchen or living space to the current front store room (subject to the relevant permissions).

The property's previous planning permission was conditionally granted in April 2015 for a loft conversion and creation of an additional parking space. Planning Ref No. is 15/00172/FUL for information on Broxtowe Borough Council Planning Application portal.

The property also benefits from gas fired central heating from a combination boiler, double glazing, air conditioning unit in the living room, off-street parking and enclosed garden space to the rear.

The property is located within walking distance of the shops, services and amenities in Stapleford town centre, whilst also providing access to good transport links such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

For those wanting outdoor space, there is also easy access to nearby canal walks, as well as Hickings Lane Recreation Ground and Bramcote Hills Park.

The property offers tremendous potential, either as it is as a well presented two bedroom semi detached bungalow with attic storage or there is the option of re-applying for planning permission to convert the first floor.

Either way, we highly recommend an internal viewing.



"L" SHAPED ENTRANCE HALLWAY

max 12'10" x 12'2" (max 3.93 x 3.71)

uPVC panel and double glazed side entrance door with uPVC panel and double glazed window to the side of the door, staircase rising to the first floor attic space, laminate flooring, radiator, decorative coving. Doors to all ground floor rooms.

LIVING ROOM

17'3" x 9'7" (5.27 x 2.94)

Georgian-style double glazed bow window to the front, two radiators, laminate flooring, decorative coving, media points, Adam-style fire surround with marble-style insert and hearth housing a coal effect fire, wall mounted "Fujitsu" air conditioning unit.

KITCHEN

12'1" x 7'11" (3.69 x 2.43)

The kitchen comprises a modern fitted range of matching base and wall storage cupboards and drawers with laminate-style roll top work surfaces and matching splash boards incorporating a one and a half bowl sink unit with draining board and central mixer tap. Fitted four ring "Indesit" induction hob with curved "Cook & Lewis" extractor canopy over, in-built double oven, integrated washing machine, boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes), double glazed window to the side, laminate flooring. Door to the store room.

BEDROOM ONE

max 15'8" x 9'7" (max 4.79 x 2.94)

Sliding double glazed patio doors opening out to the rear garden, radiator, laminate flooring, decorative coving.

BEDROOM TWO

8'9" x 7'3" (2.69 x 2.23)

Double glazed window to the rear, radiator.

BATHROOM

6'8" x 5'1" (2.05 x 1.57)

Modern white three piece suite comprising panel bath with "Creda" electric shower over, wash hand basin, push flush WC. Partial tiling to the walls, radiator, spotlights, extractor fan, laminate flooring.

ATTIC SPACE ONE

15'4" x 11'5" (4.68 x 3.49)

Opening through to attic space two.

ATTIC SPACE TWO

12'0" x 11'3" (3.67 x 3.43)

Opening through to attic space three.

ATTIC SPACE THREE

12'2" x 11'2" (3.71 x 3.41)

Double glazed window to the front.

STORE ROOM

15'7" x 7'6" (4.77 x 2.30)

Accessed from the kitchen, currently making a great storage space with double glazed window to the front, power and lighting points. Wall mounted electrical consumer box. Further potential to extend into the kitchen to make a longer kitchen or dining area (subject to the relevant permissions).

OUTSIDE

To the front of the property, there is a lowered kerb entry point to a driveway providing off-street parking, access then leads down the left hand side of the property to the entrance door and pedestrian gated access leading through to the rear garden.

TO THE REAR

The rear garden is enclosed by timber fencing with concrete posts and gravel boards to the boundary line. There is an initial decked area (needs replacing) with stepped access leading onto the rear part of the garden which is lawned leading to a pitched roof timber summerhouse situated at the foot of the plot. Within the garden, there is an external water tap and lighting points.

DIRECTIONS

From our Stapleford Branch on Derby Road, turn immediate right onto Warren Avenue and follow the bend in the road, taking a left hand turn (still Warren Avenue) and then second right at the end of Warren Avenue onto Oakfield Road. The property can be found on the right hand side, identified by our For Sale board.

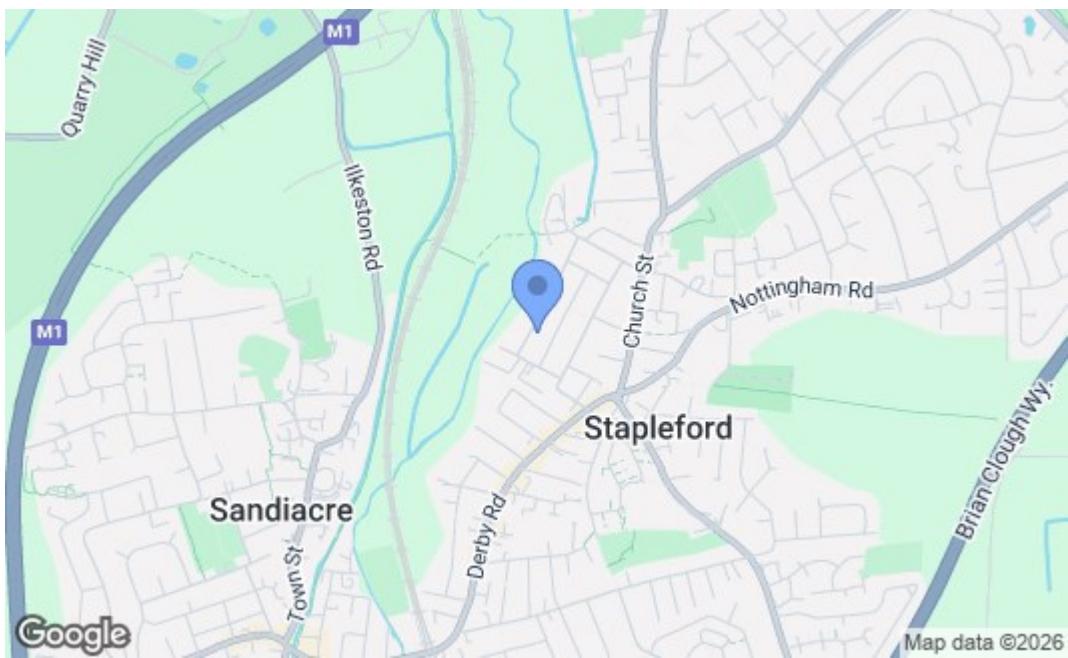
AGENTS NOTE

Planning permission has historically been conditionally granted for a loft conversion and the creation of an additional parking space. The planning permission was previously granted in April 2015 and details of the planning can be found on the Broxtowe Borough Council Planning Application page with the reference 15/00172/FUL.

AGENTS NOTE

One internal image of the living room has virtual staging to give an impression of how to furnish the property.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales 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.