



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

A RELATIVELY MODERN TWO BEDROOM
END TOWN HOUSE WITH PARKING &
GARAGE TO THE REAR.

£185,000 Freehold



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS MODERNISED AND WELL PRESENTED TWO BEDROOM END TOWN HOUSE SITUATED AT THE TOP OF THIS RESIDENTIAL CUL DE SAC ON THE EDGE OF STAPLEFORD TOWN CENTRE.

With accommodation over two floors, the ground floor comprises entrance lobby with staircase rising to the first floor, generous living room and full width (recently replaced) breakfast kitchen. The first floor landing then provides access to two bedrooms and a modern white three piece bathroom.

The property also benefits from double glazing, electric heating, front and rear gardens, as well as a rear driveway and garage, accessed from the street behind.

The property is located in this residential cul de sac on the edge of Stapleford town centre which offers a variety of national and independent retailers and shopping facilities. There is also easy access to excellent nearby schooling for all ages such as William Lilley, Fairfield and George Spencer, as well as good transport links 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 the property will make an ideal first time buy or young family home and highly recommend an internal viewing.



ENTRANCE LOBBY

5'1" x 4'6" (1.56 x 1.38)

uPVC panel and double glazed front entrance door, staircase rising to the first floor, laminate flooring, door to living room, meter cupboard housing the electrical consumer box.

LIVING ROOM

17'1" x 12'8" (5.22 x 3.88)

uPVC double glazed window to the front, two modern electric panel-style radiator, wall light points, media points, alcove space, laminate flooring to match the kitchen and hallway.

BREAKFAST KITCHEN

12'8" x 9'8" (3.88 x 2.97)

Recently replaced comprising matching Shaker-style fitted base and wall storage cupboards and drawers, with butcher's block-style square edge work surfacing incorporating single sink and draining board with central swan-neck mixer tap. Fitted four ring induction hob with extractor canopy over, in-built oven, space for full height fridge/freezer, Georgian-style glass fronted crockery cupboards with inset cupboard lighting, integrated dishwasher, plumbing for washing machine, wine rack, double glazed window to the rear, laminate flooring, under-cabinet lighting, uPVC panel and double glazed French doors providing access to the rear patio.

FIRST FLOOR LANDING

Doors to both bedrooms and bathroom. Airing cupboard housing the hot water cylinder. Access to the insulated loft space.

BEDROOM ONE

14'2" x 9'8" (4.34 x 2.95)

Double glazed window to the front (with fitted blind), fitted wardrobe with double sliding doors, dado rail, modern-style electric panel heater.

BEDROOM TWO

8'11" x 7'8" (2.72 x 2.34)

uPVC double glazed window to the rear (with fitted blind).

BATHROOM

8'7" x 4'9" (2.64 x 1.45)

Three piece suite comprising panel bath with glass shower screen and electric shower over, wash hand basin with mixer tap, push flush WC. Fully tiled walls, uPVC double glazed window to the rear, spotlights, extractor fan, wall mounted ladder towel radiator.

OUTSIDE

To the front of the property, there is a predominant lawn with pathway leading to the front entrance door and canopy porch. Pedestrian gate leads to the rear garden. The rear garden is predominantly lawned, enclosed by timber fencing and gravel boards to the boundary line, paved patio seating area, external tap, stepping stones leading to the uPVC door into the rear of the garage.

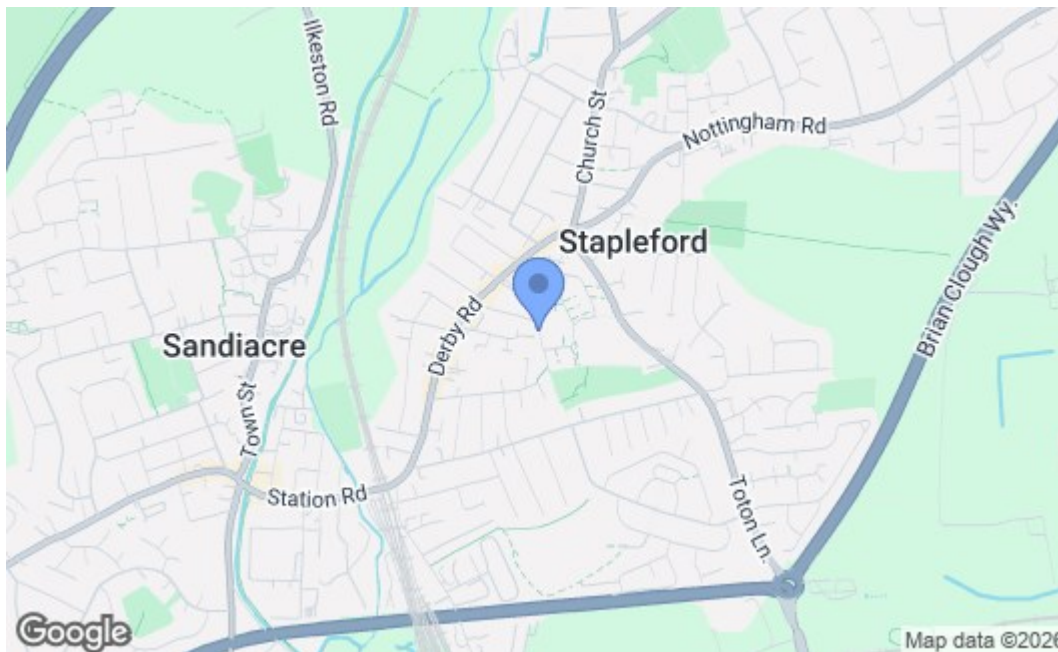
GARAGE & DRIVEWAY

Accessed via Eatons Road/Alexandra Street. Driveway and access to the single garage with up and over door and uPVC panel and double glazed door leading back into the rear garden.

DIRECTIONS

From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre before taking an eventual left hand turn by Sainsburys onto Broad Oak Drive. At the head of the cul de sac, the property can be found in the top left hand corner.





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 (CO₂) 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.