Robert Ellis

look no further. . .

Oakfield Road
Stapleford, Nottingham NG9 8FF

A THREE BEDROOM SEMI DETACHED HOUSE.

£235,000 Freehold

ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

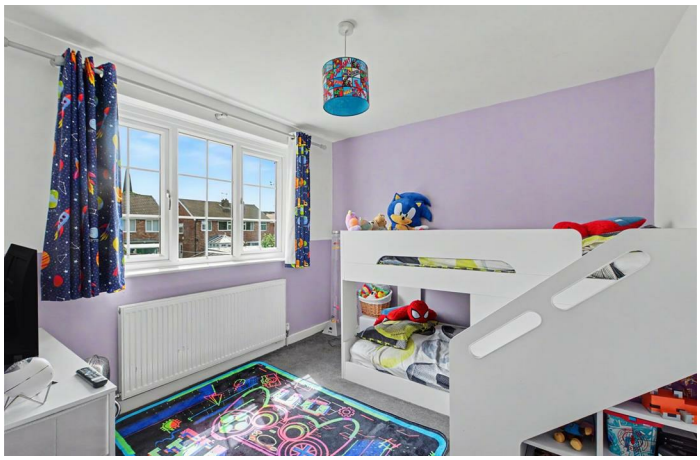
With accommodation over two floors, the ground floor comprises entrance hall, living room and open plan full width dining kitchen to the ground floor. The first floor landing then provides access to three bedrooms and a spacious four piece bathroom suite.

The property also benefits from gas fired central heating from combination boiler, double glazing throughout, off-street parking, front and rear gardens.

The property is situated within walking distance of the shops and services in Stapleford town centre, as well as easy access to open countryside nearby.

There is also easy access to good schooling for all ages and nearby 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.

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



ENTRANCE HALL
10'1" x 6'10" (3.09 x 2.10)
Composite and shaped double glazed front entrance door, double glazed window to the side of the door, staircase rising to the first floor, radiator, laminate flooring, meter cupboard. Panel and glazed door to the kitchen diner.

LIVING ROOM
11'8" x 10'1" (3.56 x 3.09)
Georgian-style double glazed window to the front, laminate flooring, media points, Georgian-style double doors to the kitchen diner.

KITCHEN DINER
18'11" x 10'3" (5.77m x 3.12m)
This rooms spans the full width to the rear of the property and consists of a matching range of fitted base and wall storage cupboards with marble effect roll top work surfaces including overhanging for breakfast bar with fitted four ring hob with oven beneath, space for full height fridge/freezer, plumbing for washing machine, integrated dishwasher, boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes), LED spotlights, double glazed Georgian-style window to the rear, laminate flooring. Opening through to the dining area where there is ample space for dining table and chairs, radiator, Georgian-style double glazed French doors then open out to the rear garden decking, spotlights and Georgian-style panel and glazed double doors to the living room.

FIRST FLOOR LANDING
Georgian-style double glazed window to the side. Doors to all three bedrooms and bathroom. Loft access to an insulated loft space.

BEDROOM ONE
11'7" x 11'1" (3.54 x 3.40)
Georgian-style double glazed window to the front, radiator.

BEDROOM TWO
11'9" x 9'7" (3.60 x 2.93)
Georgian-style double glazed window to the rear, radiator.

BEDROOM THREE
7'6" x 6'11" (2.29 x 2.12)
Georgian-style double glazed window to the front, radiator.

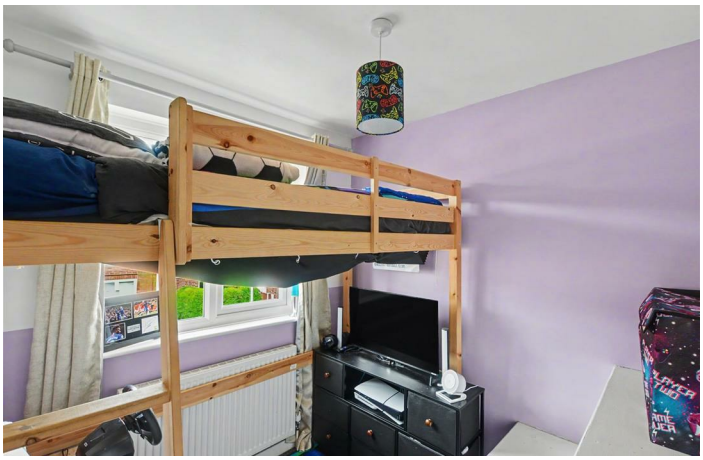
BATHROOM
8'11" x 5'4" (2.74 x 1.63)
Modern four piece suite comprising freestanding claw feet bath with mixer tap and tiled splashbacks, separate corner tiled shower cubicle with dual attachment mains shower, push flush WC, wash hand basin with mixer tap, tiled splashbacks and storage cabinets beneath. Georgian-style double glazed window to the rear, tiled floor, spotlights, extractor fan, slimline chrome ladder towel radiator.

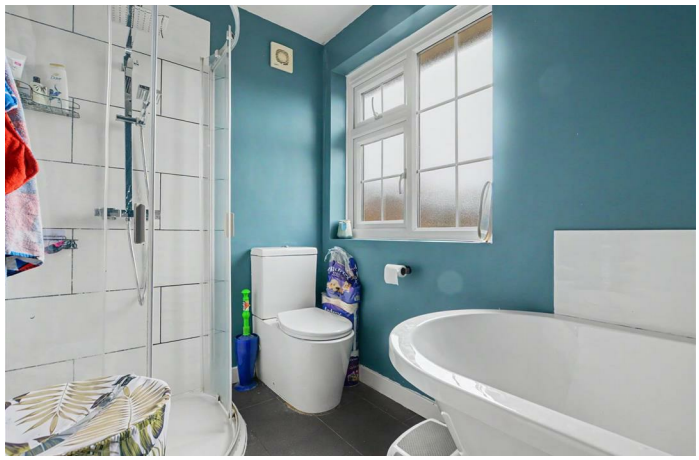
OUTSIDE
To the front of the property there is a lowered kerb entry point to a driveway providing off-street parking with double gates providing access through to the rear garden. The front garden is predominantly lawn with pathway providing access to the front entrance door.

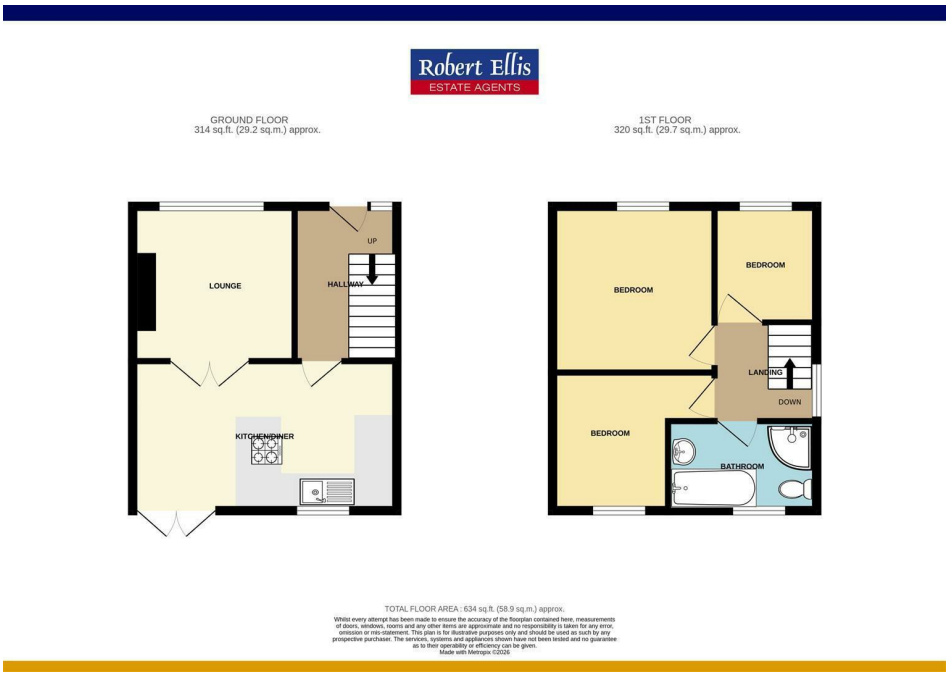
TO THE REAR
The rear garden is enclosed by timber fencing to the boundary line and offers an initial decked patio seating area (ideal for entertaining), leading onto a generous lawn with borders housing a variety of bushes and shrubbery. Pathway and access leading back to the front of the property with pedestrian gates and access to the summerhouse, water tap and lighting point.

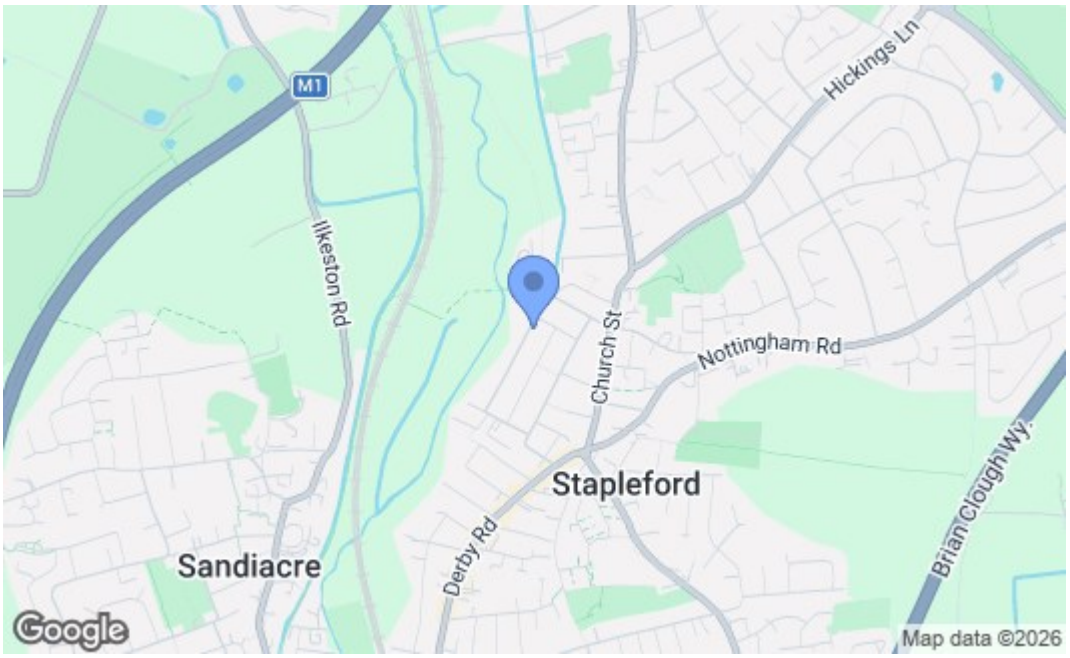
SUMMERHOUSE
Timber summerhouse with double doors from the side and windows to either side.

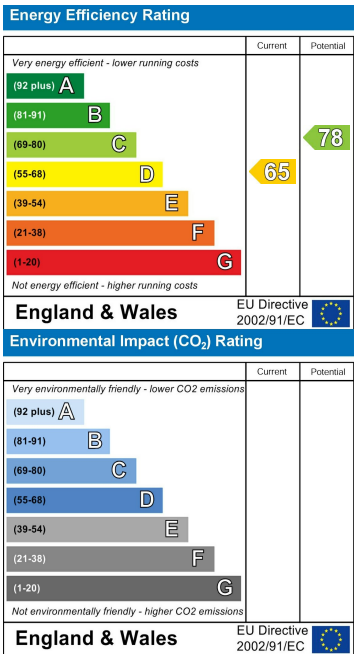
DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. Take an eventual left hand turn onto Mill Road, just prior to the chip shop, then take the second left onto Oakfield Road. The property can be found on the left hand side, 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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