

HoldenCopley

PREPARE TO BE MOVED

Oakfield Road, Stapleford, Nottinghamshire NG9 8FF

£270,000

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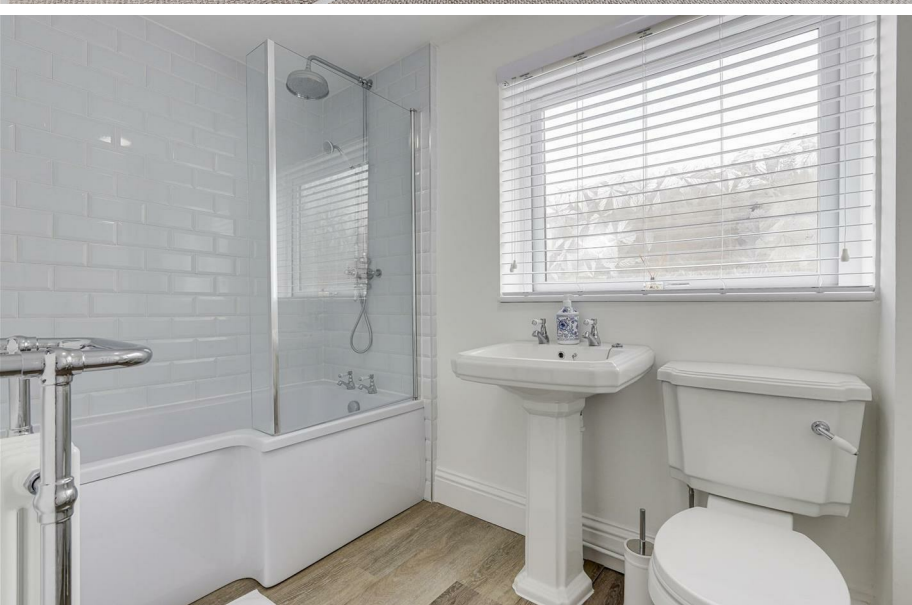


DETACHED FAMILY HOME...

Situated in a prime location close to an array of local amenities including shops, schools, and excellent transport links, this well-presented detached house offers a perfect family home. The property, a true credit to its current owner, is impeccably maintained and ready for immediate move-in. Upon entering through the side entrance hall, you are greeted by a light and airy living room. This inviting space features a striking fireplace, providing a warm and cosy atmosphere, and double French doors that open out to the well maintained rear garden, allowing natural light to flood the room. The entrance hall also leads to a spacious, modern fitted kitchen, complete with a central island that houses a convenient breakfast bar, perfect for casual dining and family gatherings. Excellent-quality fixtures and fittings throughout the kitchen add to the contemporary feel of the home. The first floor accommodates well-presented bedrooms, each designed to offer comfort and tranquility. The contemporary three-piece bathroom suite on this floor, features a 'P' shaped panelled bath with an overhead shower, a washbasin, and a low-level WC, all finished with modern tiling and fixtures. The exterior of the property is equally impressive. To the front, there is a block paved driveway that provides ample off-road parking, complemented by courtesy lighting and well-maintained gravelled borders. The rear garden is an enclosed sanctuary, perfect for family activities and outdoor entertaining. It features a delightful patio area for alfresco dining, a well-kept lawn, and beautifully planted borders that add a splash of colour. A practical garden shed offers additional storage, and the fence-panelled boundary ensures privacy and security.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Living Room
- Spacious Fitted Kitchen Diner
- Three-Piece Bathroom Suite
- Off-Street Parking
- Enclosed Rear Garden
- Well-Presented Throughout
- Excellent Transport Links
- No Upward Chain





GROUND FLOOR

Entrance Hall

14'4" x 5'10" (4.38m x 1.80m)

The entrance hall has Karndean wood-effect flooring with lifetime guarantee, carpeted stairs, an understairs cupboard, a radiator, a UPVC double glazed obscure window to the side elevation, and a UPVC door providing access into the accommodation.

Living Room

14'4" x 12'0" (4.39m x 3.68m)

The living room has carpeted flooring, a radiator, a TV point, a feature fireplace, UPVC double glazed windows to the rear elevation, and double French doors opening out to the rear garden.

Kitchen/Diner

16'2" x 14'4" (max) (4.94m x 4.38m (max))

The kitchen diner has a range of modern fitted base and wall units with worktops and a central island with a breakfast bar, a Ceramic sink and half with a swan neck mixer tap and drainer, a Smeg Range Cooker, extractor fan, integrated fridge freezer, space for a dining table, a radiator, recessed spotlights, Karndean wood-effect flooring with lifetime guarantee, and two UPVC double glazed windows to the front elevation.

FIRST FLOOR

Landing

11'10" x 9'3" m (max) (3.62m x 2.84 m (max))

The landing has carpeted flooring, an in-built cupboard, access into the boarded loft via a pull-down ladder with lighting, and access to the first floor accommodation.

Bedroom One

14'3" x 9'2" (max) (4.36m x 2.81m (max))

The first bedroom has a double glazed window to the front elevation, a radiator, and carpeted flooring.

Bedroom Two

12'0" x 7'4" (max) (3.67m x 2.25m (max))

The second bedroom has a double glazed window to the rear elevation, a radiator, and carpeted flooring.

Bedroom Three

8'8" x 6'6" (2.66m x 2.00m)

The third bedroom has a double glazed window to the rear elevation, a radiator, and carpeted flooring.

Bathroom

8'7" x 5'2" (max) (2.62m x 1.58m (max))

The bathroom has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a 'P' shaped bath with a wall-mounted rainfall and handheld shower fixture and shower screen, a radiator with a chrome towel rail surround, partially tiled walls, and Karndean wood-effect flooring with lifetime guarantee..

OUTSIDE

Front

To the front of the property is a block paved driveway providing parking for two vehicles, courtesy lighting, gravelled borders, and access to the rear garden.

Rear

To the rear of the property is an enclosed rear garden with a patio area, courtesy lighting, a lawn, planted borders, a shed, and fence panelled boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply new boiler was installed 2024

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – Yes

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Broxtowe Borough Council - Band A

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

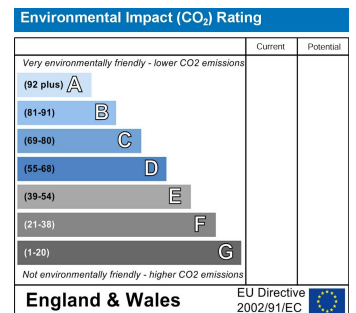
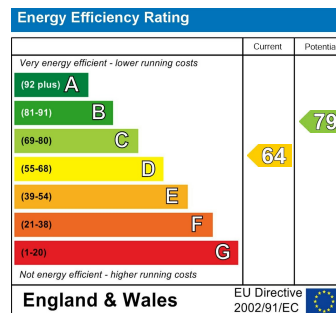
The vendor has advised the following:

Property Tenure is Freehold

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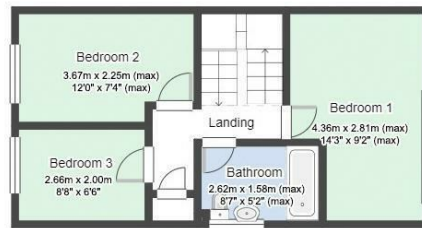
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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