

HoldenCopley

PREPARE TO BE MOVED

Oakfield Road, Stapleford, Nottinghamshire NG9 8FF

Guide Price £200,000

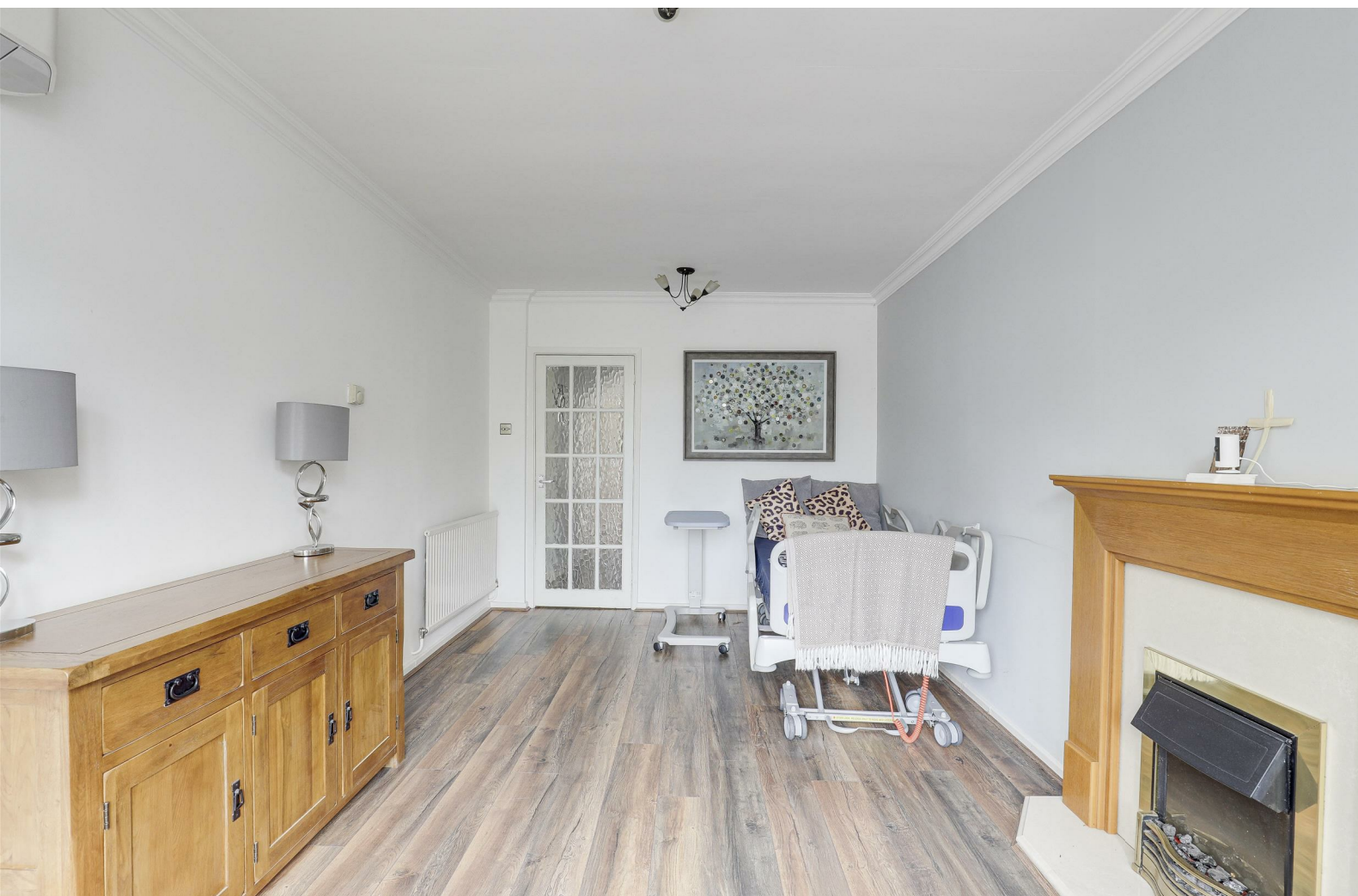
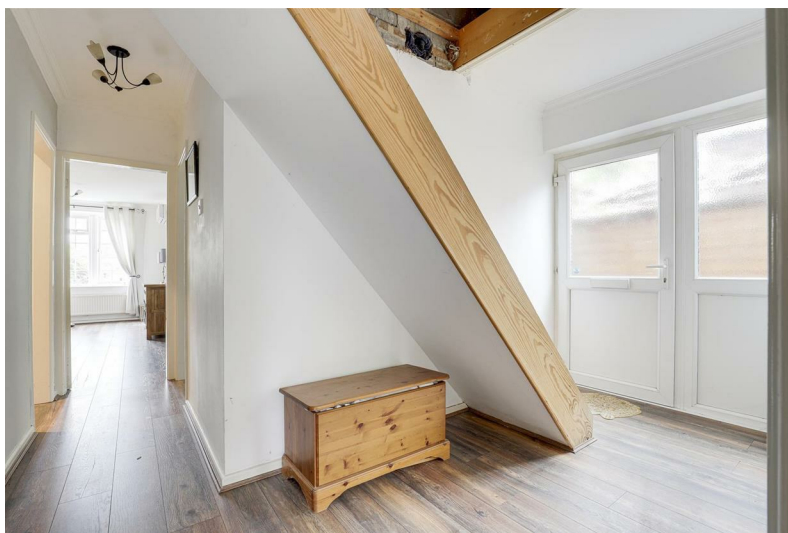
Oakfield Road, Stapleford, Nottinghamshire NG9 8FF



GUIDE PRICE: £200,000 - £220,000
NO UPWARD CHAIN...

A fantastic opportunity to acquire this two-bedroom semi-detached bungalow, perfectly suited to a variety of buyers and offered with no upward chain. Boasting excellent potential to extend, this property provides a superb chance to create a bespoke family home in a popular residential area. The welcoming entrance hall leads into a spacious bow-front living room. The modern fitted kitchen offers a practical and stylish space to cook. Accommodation includes a generous double bedroom with sliding patio doors opening directly onto the rear garden, a cosy single bedroom, and a contemporary three-piece bathroom suite. A loft, accessed via a fixed staircase, presents additional usable space and opens up exciting future potential. Planning permission was previously granted to fully convert the loft into two further bedrooms and a bathroom, allowing you to significantly increase the living space and add value to the home. While the current conversion offers a functional area, the existing approval sets the groundwork for a more comprehensive expansion — ideal for growing families or those looking to create a flexible layout tailored to their needs. Outside, the property benefits from a driveway at the front, providing convenient off-street parking for multiple vehicles. The rear garden is a peaceful haven, fully enclosed and featuring a decked seating area alongside a well-maintained lawn, bordered by fence-panelled boundaries — ideal for relaxing alfresco dining or playtime with the family. Additionally, there is a versatile room that offers flexible use as a home office, hobby room, or practical storage space, depending on your needs. Situated close to local shops, amenities, and schools, this home also enjoys excellent transport links, with easy access to the A52 and M11, making it an ideal choice for commuters.

MUST BE VIEWED





- Semi-Detached Bungalow
- Two Bedrooms
- Spacious Bow-Fronted Living Room With Aircon
- Modern Fitted Kitchen
- Three-Piece Bathroom Suite
- Driveway
- Enclosed Rear Garden
- No Upward Chain
- Potential For Loft Conversion
(Subject To Planning Permission)
- Excellent Transport Links





ACCOMMODATION

Entrance Hall

11'6" x 12'11" (3.52m x 3.94m)

The entrance hall has wood flooring, coving to the ceiling, a radiator, a UPVC double-glazed obscure window to the side elevation, and a UPVC door providing access into the accommodation.

Living Room

17'1" x 9'8" (5.21m x 2.95m)

The living room has wood flooring, coving to the ceiling, a wall-mounted 3.5kW air conditioning unit, a feature fireplace with a decorative surround and hearth, two radiators, and a UPVC double-glazed bay window to the front elevation.

Kitchen

11'9" x 8'0" (3.60m x 2.44m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel undermount sink and half with a swan neck mixer tap and drainer, an integrated double oven, an induction hob and extractor fan, an integrated fridge and freezer, a washing machine, wood flooring, and a UPVC double-glazed window to the side elevation.

Master Bedroom

15'3" x 9'8" (4.65m x 2.95m)

The main bedroom has wood flooring, coving to the ceiling, a radiator, and sliding patio doors that open out onto the rear garden.

Bedroom Two

8'11" x 7'4" (2.72m x 2.24m)

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

Storage Room

15'3" x 7'4" (4.67m x 2.26m)

This space has lighting, and a single wooden door providing access to the kitchen.

Bathroom

6'8" x 5'6" (2.05m x 1.68m)

The bathroom has a low-level dual flush W/C, a pedestal wash basin, a panelled bath with a shower, an extractor fan, a radiator, wood flooring, partially tiled walls, and recessed spotlights.

Loft Room

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

The loft is equipped with lighting and previously had planning permission granted for the addition of two bedrooms and a bathroom.

Loft Room

12'0" x 10'8" (3.67m x 3.27m)

The loft is equipped with lighting and previously had planning permission granted for the addition of two bedrooms and a bathroom

Loft Room

12'2" x 10'8" (3.71m x 3.27m)

The loft is equipped with lighting and previously had planning permission granted for the addition of two bedrooms and a bathroom

OUTSIDE

Front

To the front of the property is a driveway for off-street parking and a mixture of brick wall and fence-panelled boundaries.

Rear

To the rear of the property is an enclosed garden featuring a decked seating area, a lawn, mature trees and shrubs, and fence-panelled boundaries.

ADDITIONAL INFORMATION

Broadband Networks - Openreach, Virgin Media
Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)
Phone Signal – Good 4G/5G Coverage
Electricity – Mains Supply

Water – Mains Supply
Heating – Gas Central Heating – Connected to Mains Supply
Septic Tank – No
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years+
Flood Risk Area - Very Low
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

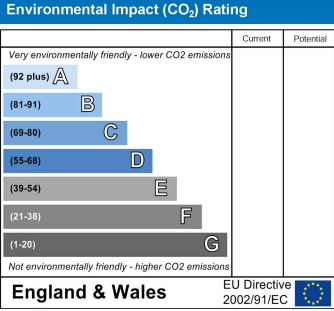
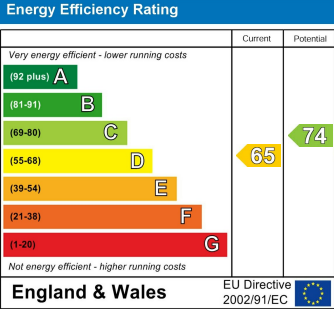
DISCLAIMER

Council Tax Band Rating - Broxtowe Borough Council - Band B
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
Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

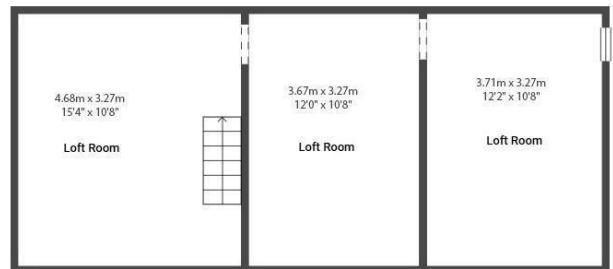
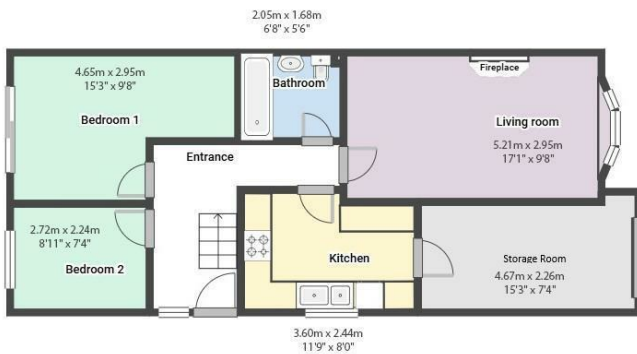
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence 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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



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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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