

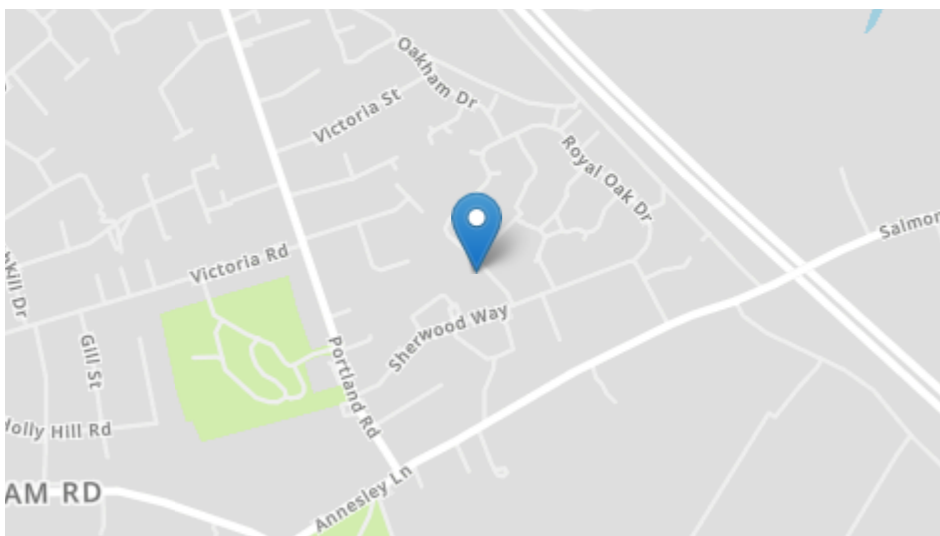
Royal Oak Drive, Selston, NG16 6QE

£210,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		87
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		65
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		65
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Semi Detached House
- 3 Bedrooms
- Modern Dining Kitchen
- Lounge
- Orangery
- Garage & Driveway
- Low Maintenance Rear Garden
- Close to Amenities & Schools

Our Seller says....

want to view?  
 Call us on 0115 938 5577  
 Our lines are open 8am - 8pm  
 7 Days a week  
 or email  
[mail@watsons-residential.co.uk](mailto:mail@watsons-residential.co.uk)  
 Ref - 27428794

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\*\*\* FIT FOR A KING! \*\*\* Royal Oak Drive is a quiet street in the village of Selston which is home to this superb 3 bed semi. Ideally suiting small families, down-sizers and first time buyers, we strongly advise viewing to appreciate the well presented space, inside and out. In brief, the accommodation comprises: entrance hall, lounge, dining kitchen, upstairs landing to the 3 bedrooms and family bathroom. Outside, there is good parking available with a driveway alongside the property leading to a detached garage at the end, whilst the lovely landscaped rear is another appealing aspect of this home. Junction 27 of the M1 motorway is little more than a 5 minute drive away, whilst there are shops, schools and parks nearby too. Call us now to arrange a viewing.

### Entrance Hall

Composite entrance door to the front, radiator, door to the lounge and stairs to the first floor.

### Lounge

4.47m x 3.88m (14' 8" x 12' 9") UPVC double glazed window to the front, inglenook feature fireplace with inset multi fuel burner, radiator, under stairs storage cupboard, hardwood flooring and door to the dining kitchen.

### Dining Kitchen

4.77m x 3.28m (15' 8" x 10' 9") A range of matching wall & base units with solid wood worksurfaces incorporating an inset stainless steel sink. Integrated appliances including washing machine, dishwasher, American fridge freezer, waist height double electric oven and induction hob with extractor over. Breakfast bar, luxury vinyl tile flooring, vertical radiator and ceiling spotlights. UPVC double glazed window to the rear and sliding patio door to the orangery.

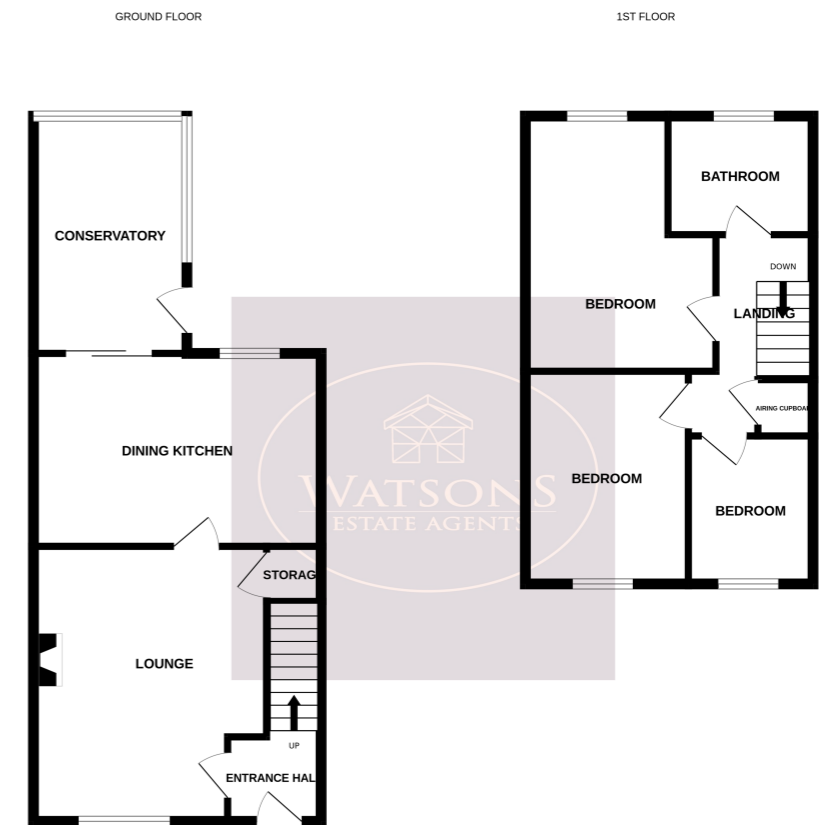
### Orangery

4.04m x 2.6m (13' 3" x 8' 6") Brick & uPVC construction, 2 skylights, air conditioning unit, tiled floor, ceiling spotlights and French doors to the rear garden.

### First Floor

#### Landing

UPVC double glazed window to the side, airing cupboard housing the combination boiler, access to the partly boarded attic and doors to all bedrooms and the bathroom.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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### Bedroom 1

4.26m x 2.9m (14' 0" x 9' 6") UPVC double glazed window to the rear and radiator.

### Bedroom 2

3.48m x 2.75m (11' 5" x 9' 0") UPVC double glazed window to the front and radiator.

### Bedroom 3

2.46m x 2.13m (8' 1" x 7' 0") UPVC double glazed window to the front and radiator.

### Bathroom

White 3 piece suite comprising; concealed cistern wc, vanity sink unit and panelled bath with mains fed rainfall shower over. Chrome heated towel rail, ceiling spotlights and obscured uPVC double glazed window to the rear.

### Outside

To the front of the property are flower bed borders with a range of plants and shrubs and brick paved driveway leading alongside to the garage fitted with up & over door. The landscaped rear garden is enclosed by timber fencing to the perimeter and comprises paved patio and timber decking area.