

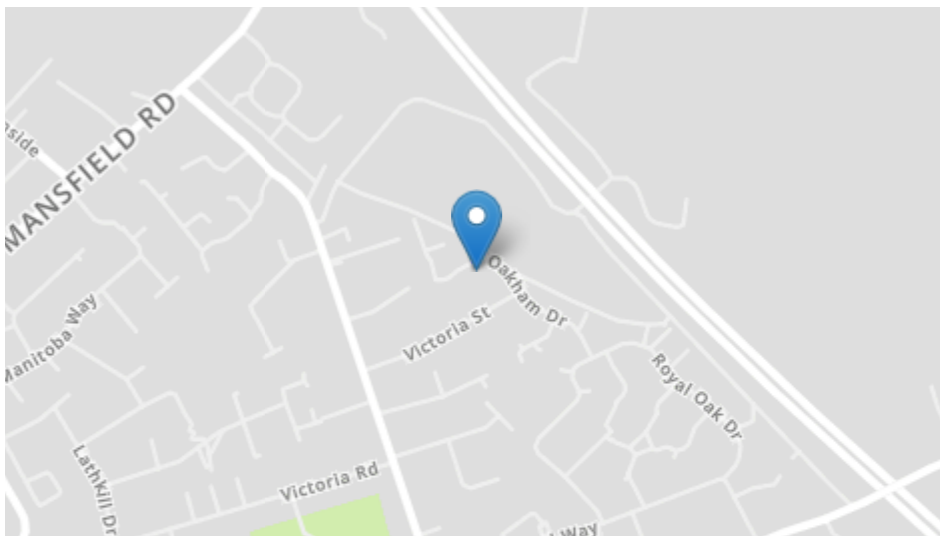
Oakham Drive, Selston, NG16 6RR

Guide Price £240,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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			
		75	88
England, Scotland & Wales		EU Directive 2002/91/EC	



- Detached Family Home
- 3 Bedrooms
- Downstairs WC
- Low Maintenance Rear Garden
- Driveway
- Walking Distance From Amenities
- Short Drive To Selston Town Centre
- Ease Of Access to M1

Our Seller says....

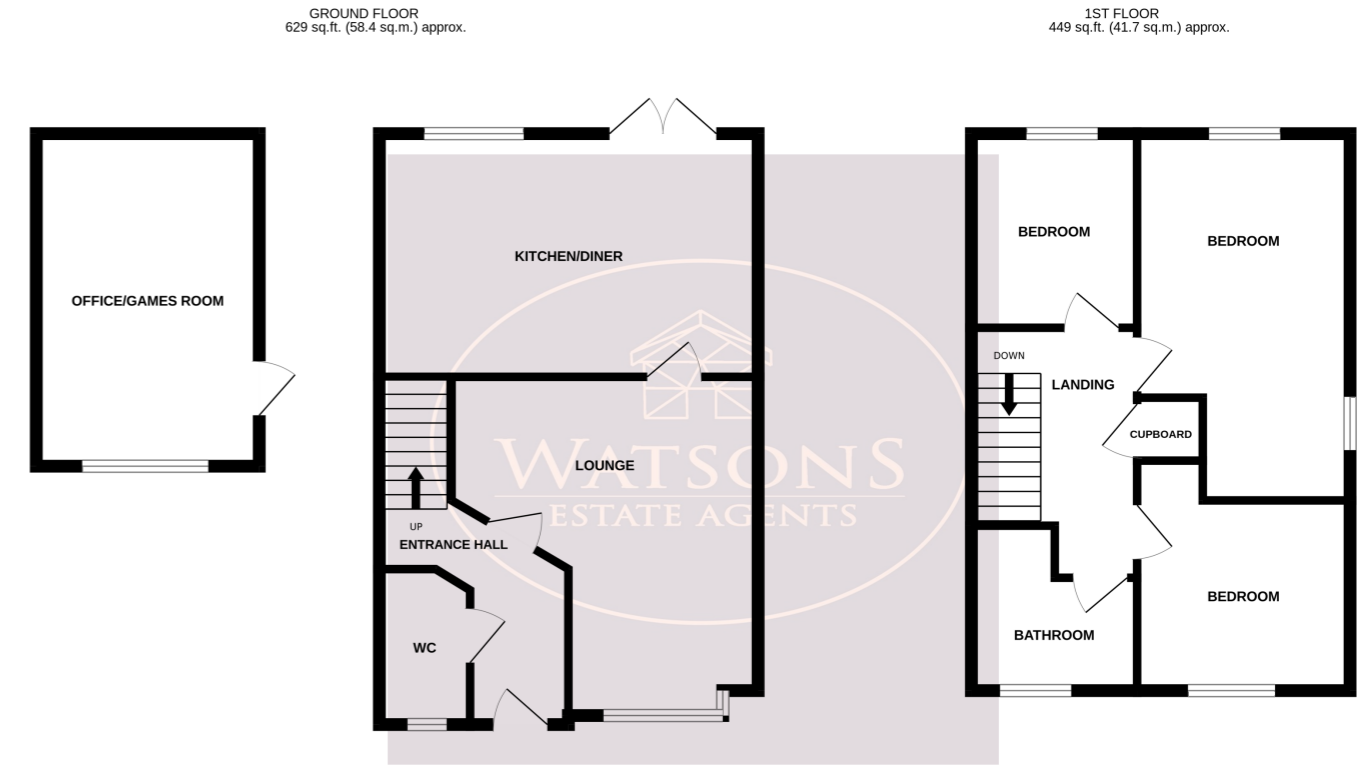
want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 26865029

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY
 www.watsons-residential.co.uk

0115 938 5577
 8am-8pm - 7days



TOTAL FLOOR AREA : 1078 sq.ft. (100.2 sq.m.) approx.

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 as to their operability or efficiency can be given.

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*** GUIDE PRICE £240,000 - £250,000 *** MAKE YOUR FIRST HOME A FAMILY HOME *** Nestled away in a quiet cul-de-sac in Selston, is this modern detached family home. Well presented throughout, we're confident it will tick a number of boxes for buyers looking for a long term option. The property in brief comprises to the ground floor; entrance hall, w/c, spacious lounge and open plan dining kitchen with French doors to the rear leading to the rear garden. To the first floor a landing giving access to three generous size bedrooms and a three piece bathroom suite. To the outside a front garden with a driveway providing off road parking, to the rear a landscaped bespoke enclosed garden with office/games room. Selston has a number of village amenities including school, shops and family friendly pubs & restaurants. The area is also popular for its rural feel and countryside surroundings. For buyers that need to commute, junction 27 of the M1 is less than 3 miles away.

Ground Floor

Entrance Hall

Entrance door to the front, radiator, stairs to the first floor and doors to the WC and lounge.

WC

WC, wall mounted sink, radiator and obscured wooden double glazed window to the front.

Lounge

5.14m into the bay x 3.75m (4.72m max) (16' 10" x 12' 4") Wooden double glazed bay window to the front, radiator and door to the kitchen diner.

Kitchen Diner

4.7m x 3.43m (15' 5" x 11' 3") A range of matching wall & base units, work surfaces incorporating a stainless steel sink & drainer unit. Space for Range style cooker with extractor over. Integrated dishwasher, plumbing for washing machine & dryer, plumbing and wiring for an American style fridge freezer. UPVC double glazed window to the rear, ceiling spotlights, tiled flooring, wall mounted boiler and uPVC double glazed French doors leading to the rear garden.

First Floor

Landing

Wooden double glazed window to the side, access to the attic, built in storage cupboard and doors to all bedrooms and bathroom.

Bedroom 1

5.12m x 2.55m (16' 10" x 8' 4") UPVC double glazed windows to the rear & side and radiator.

Bedroom 2

2.76m x 2.74m (9' 1" x 9' 0") Wooden double glazed window to the front and radiator.

Bedroom 3

2.6m x 2.08m (8' 6" x 6' 10") UPVC double glazed window to the rear and radiator.

Bathroom

3 piece suite in white comprising WC, wall mounted sink and bath with electric shower over. Chrome heated towel rail, extractor fan and obscured wooden double glazed window to the front.

Outside

To the front and running alongside the property, a tarmac driveway provides ample off road parking. The low maintenance rear garden comprises a paved patio, steps down to a composite decking seating area and access to the office/games room with light, power, uPVC double glazed window to the front and door to the side. The garden is enclosed by timber fencing to the perimeter with gated access to the side.