

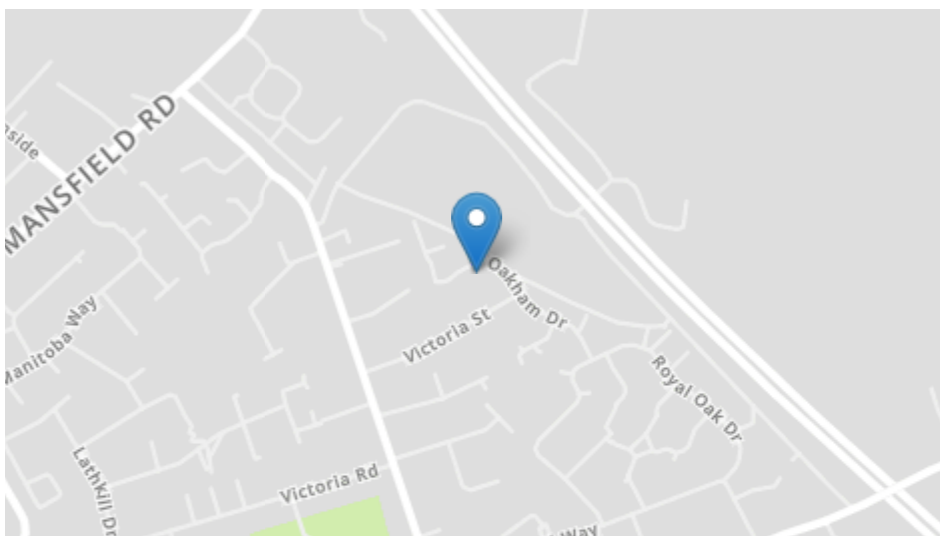
Oakham Drive, Selston, NG16 6RR

Guide Price £240,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Detached House
- 3 Bedrooms
- 2 Reception Rooms
- En Suite To Primary Bedroom
- Downstairs WC
- Off Road Parking & Garage
- Walking Distance To Amenities
- 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 - 26754922

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



*** GUIDE PRICE £240,000 - £250,000 *** ** SHOW HOME STANDARD ** Prepare to fall in love with this exceptionally well presented detached family home situated within the sought after village of Selston. Accommodation to the ground floor in brief comprises; entrance hall, spacious lounge with open access to the dining room, modern fitted kitchen and ground floor WC. To the first floor there are three bedrooms, en suite to the primary bedroom and family bathroom. Not only in this property immaculately presented inside, externally it certainly fits the bill! To the rear a beautifully maintained garden provides the perfect space to entertain or relax in in the summer months. This property stands proud on the road with plenty of curb appeal along with off road parking and a detached garage. If you're searching for a family home with a location to match then this property could be the one for you. Selston is popular for its sought after schools, family friendly pubs and easy access to open countryside, as well as Junction 27 of the M1 motorway. Nearby Towns include Eastwood & Hucknall, both just a short drive away. For more information or to book your viewing appointment, call our team today.

Ground Floor

Entrance Hall

Composite entrance door to the front, radiator, stairs to the first floor, oak flooring and doors to the lounge & WC.

WC

WC, pedestal sink unit, oak flooring and obscured uPVC double glazed window to the front.

Lounge

5.36m (4.42m min) x 3.78m (17' 7" x 12' 5") UPVC double glazed bay window to the front, 2 radiators, oak flooring, feature fire place with inset space for fire and open to the dining room.

Dining Room

UPVC double glazed French doors leading to the rear garden, radiator, oak flooring and door to the kitchen.

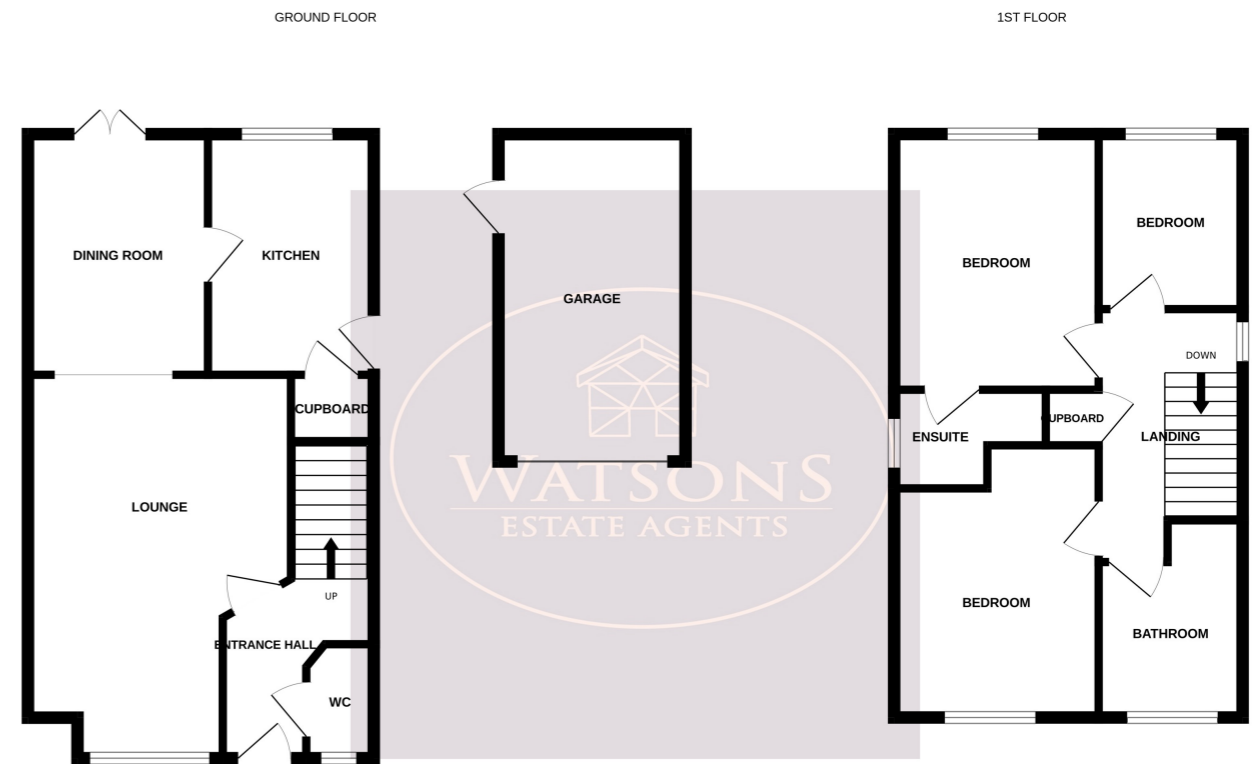
Kitchen

3.43m x 2.19m (11' 3" x 7' 2") A range of matching wall & base units, work surfaces incorporating a ceramic sink. Integrated electric oven & gas hob with extractor over. Plumbing for washing machine & dishwasher, oak flooring, radiator, uPVC double glazed window to the rear, door to the storage cupboard and door to the side.

First Floor

Landing

UPVC double glazed window to the side, storage cupboard housing the combination boiler, access to the attic and doors to all bedrooms and 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 as to their operability or efficiency can be given.
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Primary Bedroom

3.68m x 2.53m (12' 1" x 8' 4") UPVC double glazed window to the rear, radiator and door to the en suite.

En Suite

3 piece suite in white comprising WC, wall mounted sink and shower cubicle. Radiator, extractor fan and obscured uPVC double glazed window to the side.

Bedroom 2

3.41m (max) x 2.74m (11' 2" x 9' 0") UPVC double glazed window to the front and radiator.

Bedroom 3

2.61m x 2.10m (8' 7" x 6' 11") UPVC double glazed window to the rear and radiator.

Bathroom

3 piece suite in white comprising WC, wall mounted sink and bath with shower over. Radiator, extractor fan and obscured uPVC double glazed window to the front.

Outside

To the front of the property is a turfed lawn. A tarmac driveway provides ample off road parking and leads to the single garage with roll up door, power and door to the side leading to the rear garden. The rear garden offers a good level of privacy and comprises a paved patio with uncovered pergola, turfed lawn, flower bed borders with a range of plants & shrubs and timber built shed. The garden is enclosed by timber fencing to the perimeter with gated access to the side.