

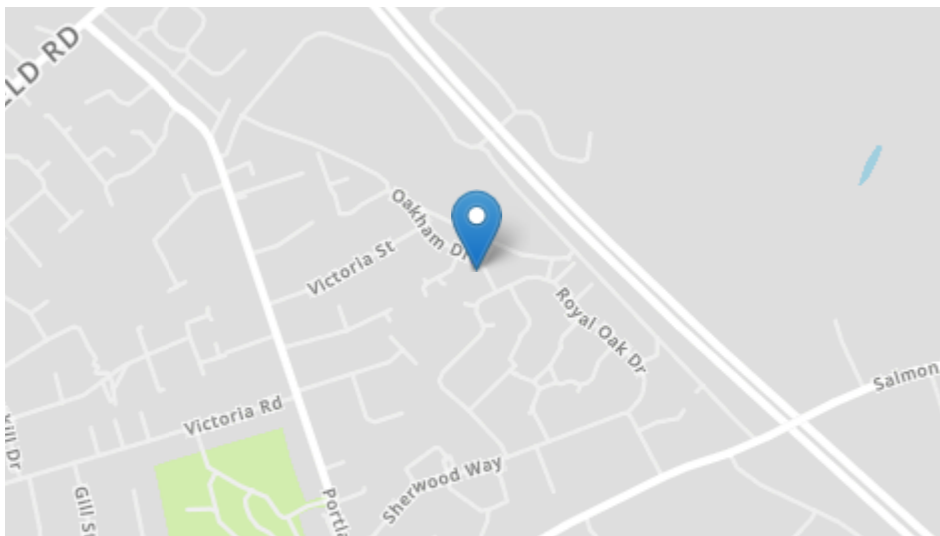
Oakham Drive, Selston, NG16 6RR

£250,000



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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 | 46 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | 83 |



- Detached Family Home
- 3 Bedrooms
- Separate Kitchen and Dining Room
- Lounge & Conservatory
- Downstairs WC, En Suite & Family Bathroom
- Large Driveway & Detached Garage
- South West Facing Rear Garden
- Easy Access To M1 Motorway

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 - 27839743

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



*** PRETTY DETACHED FAMILY HOME *** This 3 bedroom detached family home will grab you at first sight with its charming kerb appeal, large driveway and well tended gardens. The positives do not stop there though! Inside you will find spacious living accommodation boasting a living room, dining room, conservatory, kitchen, downstairs WC, 3 bedrooms with master en-suite and a family bathroom. Outside the property occupies a large plot with a landscaped front garden and a large driveway leading to a detached garden and a generous garden at the rear. Located on a desirable development of modern homes within the popular village of Selston, this home is great for access to the M1/A38, local schools and shops and as such we are sure families will fall in love with this superb home. So call us today to book your viewing.

Ground Floor

Entrance Hall

UPVC entrance door to the front, tiled floor, doors to the lounge, kitchen, dining room and WC, stairs to the first floor.

WC

WC, pedestal sink, obscured uPVC double glazed window to the front.

Lounge

4.83m x 3.04m (15' 10" x 10' 0") UPVC double glazed window to the front, radiator, wooden fireplace surround, French doors to the conservatory.

Conservatory

4.55m x 3.28m (14' 11" x 10' 9") UPVC double glazed windows to the side & rear, porcelain tiled floor, French doors to the rear garden and lounge, door to the kitchen.

Kitchen

3.97m x 2.13m (13' 0" x 7' 0") A range of matching wall & base units with work surfaces incorporating a stainless steel sink & drainer unit, gas hob with extractor over, integrated double electric oven, plumbing for washing machine, space for appliances including tumble dryer, fridge freezer and dishwasher, tiled floor, under stairs storage cupboard, uPVC door to the conservatory.

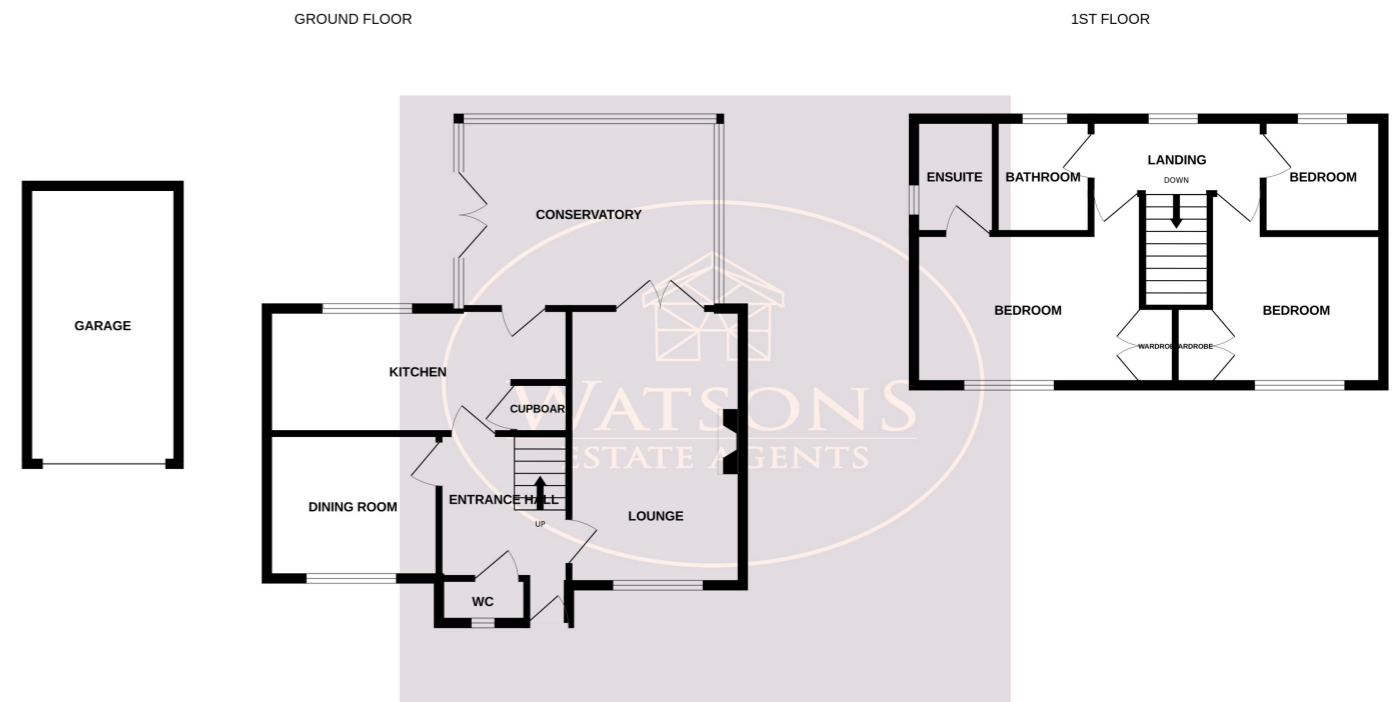
Dining Room

3m x 2.57m (9' 10" x 8' 5") UPVC double glazed window to the front, radiator, laminate wood flooring.

First Floor

Landing

UPVC double glazed window to the rear, access to the attic, 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 as to their operability or efficiency can be given.
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Bedroom 1

3.96m x 2.69m (13' 0" x 8' 10") UPVC double glazed window to the front, radiator, door to en suite.

En Suite

White 3 piece suite comprising of WC, vanity sink unit, shower cubicle with electric shower, radiator, fully tiled walls and floor, obscured uPVC double glazed window to the side.

Bedroom 2

3.06m x 2.8m (10' 0" x 9' 2") UPVC double glazed window to the front, radiator, fitted wardrobe.

Bedroom 3

2.13m x 1.96m (7' 0" x 6' 5") UPVC double glazed window to the rear, radiator.

Bathroom

3 piece white suite comprising of WC, vanity sink unit and panelled bath with shower attachment, extractor fan and obscured uPVC double glazed window to the rear.

Outside

The front garden comprises of turfed lawn, flower bed borders with a range of plants & shrubs, brick paved driveway with space for 4 vehicles leading to the detached garage fitted with lighting, power & electric up & over door. The rear, Southwest facing garden is enclosed by timber fences and comprises of paved patio and gravel areas, artificial lawn, flower bed borders with a range of plants & shrubs, and gate to the front of the property.