

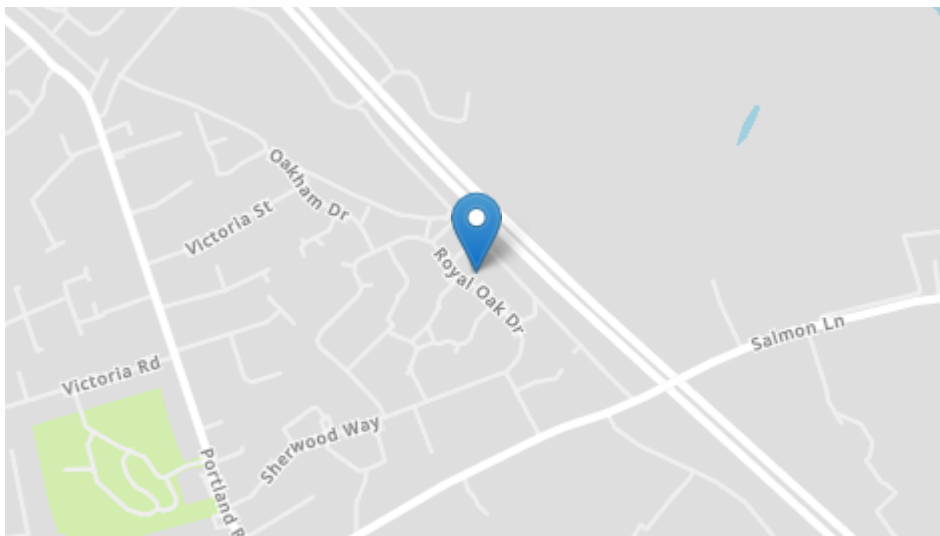
Royal Oak Drive, Selston, Nottingham, NG16 6RJ

Offers Over £220,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Semi Detached House
- 3 Double Bedrooms
- 2 Reception Rooms
- Downstairs WC
- Family Bathroom & Shower Room
- Driveway
- Walking Distance From Amenities
- Ease Of Access to M1
- No Upward Chain

Our Seller says....

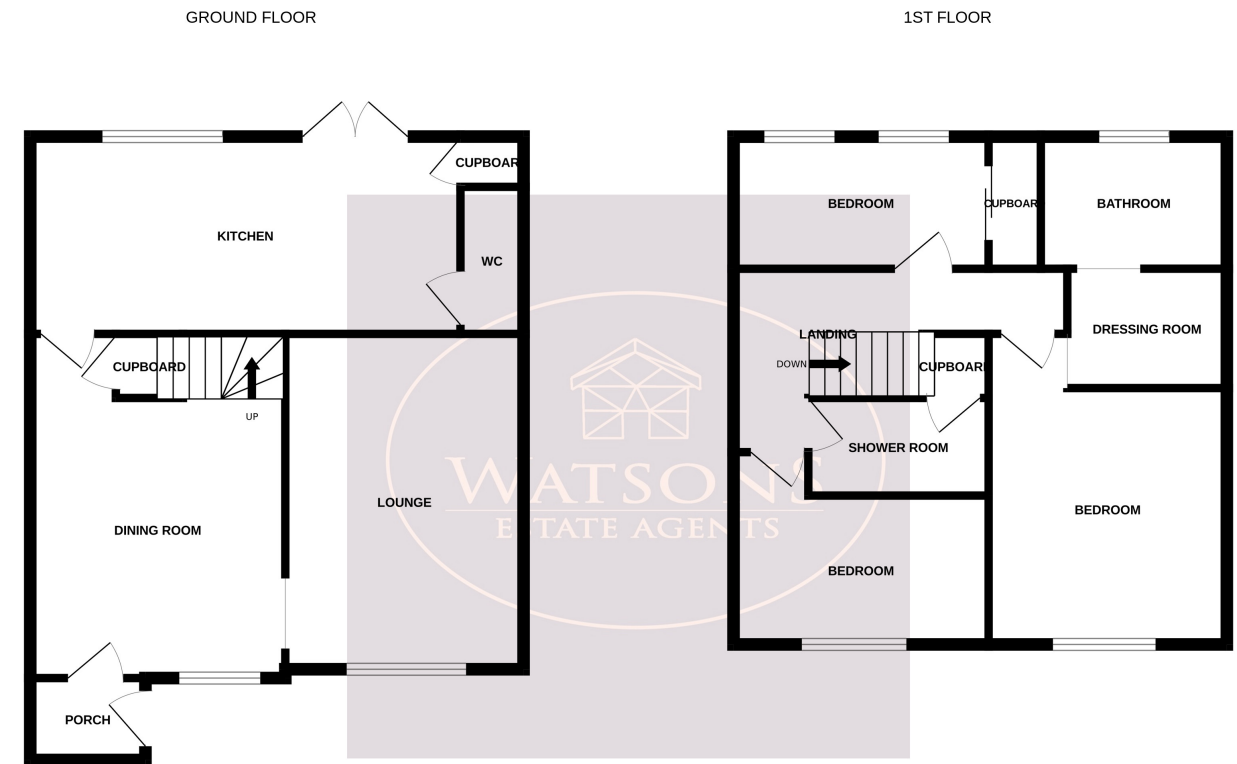
want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 26457267

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



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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*** THE SEARCH FOR YOUR FAMILY HOME ENDS HERE! *** This property is well presented throughout which means the lucky buyer can move in without breaking the bank afterwards. The property in brief comprises to the ground floor; entrance porch, dining room, lounge, fitted breakfast kitchen and w/c housing the boiler under a year old. To the first floor a landing giving access to three bedrooms, two bathroom (bathroom and shower room) plus a dressing room. To the outside a generous driveway providing off road parking and to the rear an enclosed garden with patio, lawn and decking areas with the inclusion of a hot tube. 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 and Kirkby, just a short drive away.

Ground Floor

Porch

UPVC double glazed entrance door to the side, obscured uPVC double glazed window to the front. Door to the dining room.

Dining Room

4.89m x 3.63m (16' 1" x 11' 11") UPVC double glazed window to the front with wooden blinds, radiator and doors to the lounge and kitchen.

Lounge

4.78m x 3.35m (15' 8" x 11' 0") UPVC double glazed window to the front with wooden blinds and radiator.

Dining Kitchen

6.37m x 2.78m (20' 11" x 9' 1") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl ceramic sink & drainer unit. Space for Range style cooker with extractor over. Plumbing for washing machine and dishwasher, plumbing and wiring for an American style fridge freezer. Tiled flooring, uPVC double glazed window to the rear with plastic blinds and door to the WC and French doors leading to the rear garden.

WC

WC, wall mounted sink, radiator and cupboard housing the boiler.

First Floor

Landing

Doors to all bedrooms and shower room.

Primary Bedroom

3.56m x 3.36m (11' 8" x 11' 0") UPVC double glazed window to the front with wooden blinds and remote blackout blinds, radiator and wood effect laminate flooring and giving access to the dressing room and three piece bathroom suite.

Dressing Room

Radiator and open to the bathroom.

Bathroom

3 piece suite in white comprising WC, vanity sink unit with feature sink and freestanding bath. Radiator and wood effect acoustic vinyl flooring. UPVC double glazed window to the rear with plastic blinds.

Bedroom 2

3.65m x 2.36m (12' 0" x 7' 9") UPVC double glazed window to the front with wooden blinds and remote blackout blinds and radiator.

Bedroom 3

3.65m x 1.85m (12' 0" x 6' 1") UPVC double glazed window to the rear with wooden blinds and remote blackout blinds and radiator.

Shower Room

3 piece suite in white comprising WC, pedestal sink & shower cubicle. Radiator and extractor fan.

Outside

To the front of the property is a brick paved driveway providing ample off road parking. The rear garden offers a good level of privacy and comprises a paved patio, turfed lawn. Other features include a timber built shed and jacuzzi. The garden is enclosed by timber fencing to the perimeter with gated access to the side.