

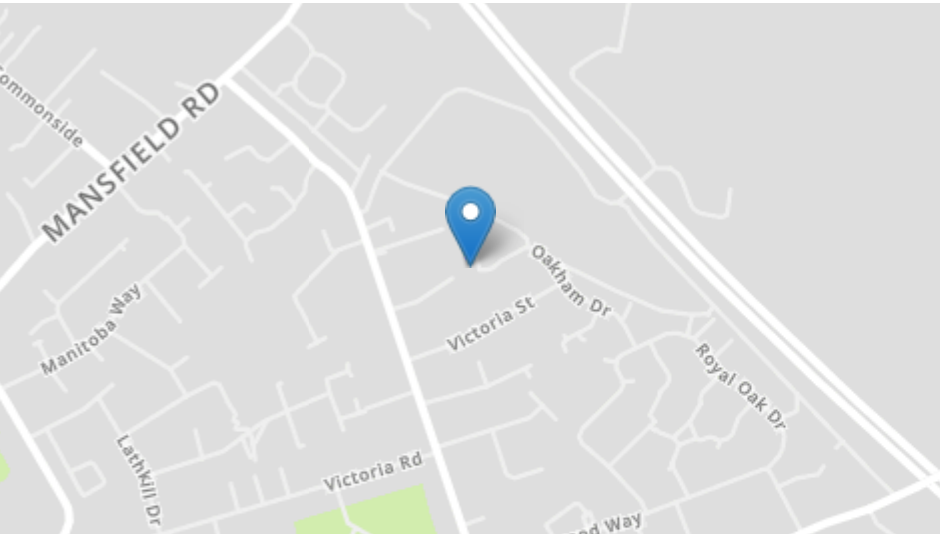
Oakham Drive, Selston, NG16 6RR

Offers Over £325,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	71	86
England, Scotland & Wales		EU Directive 2002/91/EC

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 - 28830217



- Detached Family Home
- 4 Good Size Bedrooms
- Spacious Open Plan Dining Lounge
- Fitted Breakfast Kitchen
- Conservatory
- Down Stairs WC & Utility Room
- Family Bathroom & En Suite To Primary Bedroom
- Generous Enclosed Rear Garden
- Attached Garage Fitted With Power
- Ample Off Road Parking

Our Seller says....

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  
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\*\*\* YOUR FOREVER HOME IS ONLY A VIEWING AWAY! \*\*\* When you set foot over the threshold of this wonderful 4 bedroom detached family home you will quickly realise that this is the home for you! The generous, well presented and maintained living space comprises an entrance hallway, spacious living room, dining room leading to a conservatory overlooking the garden, breakfast kitchen and utility room and a downstairs WC. To the first floor are 4 good size bedrooms with the master having an en-suite and a family bathroom. Outside the property occupies a larger than average plot with an enclosed garden great for families at the rear and side and to the front ample parking leading to an integral garage. If you are looking for a quiet residential area Oakham Drive is a modern development which eventually leads to a cul-de sac and is close to many amenities such as schools, shops and local parks. This charming property really has it all, so to book your viewing please call our sales team.

Ground Floor

Entrance

Composite entrance door, storage cupboard/cloakroom, door to downstairs wc, radiator, doors to lounge and kitchen, and stairs to first floor.

Downstairs WC

WC, vanity sink, radiator and obscured window to the front.

Lounge

5.25m x 4.26m (17' 3" x 14' 0") UPVC double glazed bay window to the front, radiator, under stairs storage, feature fireplace with inset gas fire and open access to dining room.

Dining Room

3.24m x 2.87m (10' 8" x 9' 5") Radiator, and uPVC French doors to the conservatory.

Conservatory

3.2m x 3.1m (10' 6" x 10' 2") Brick and uPVC conservatory with polycarbonate roof, tiled flooring, and French doors to the rear garden.

Kitchen

A range of matching wall and base units with worksurfaces incorporating an inset 1.5 stainless steel sink & drainer unit. Integrated appliances including electric oven and gas hob with extractor over. Plumbing for washing machine and dishwasher, laminate wood flooring, radiator, uPVC double glazed window to the rear, door to utility and dining room.

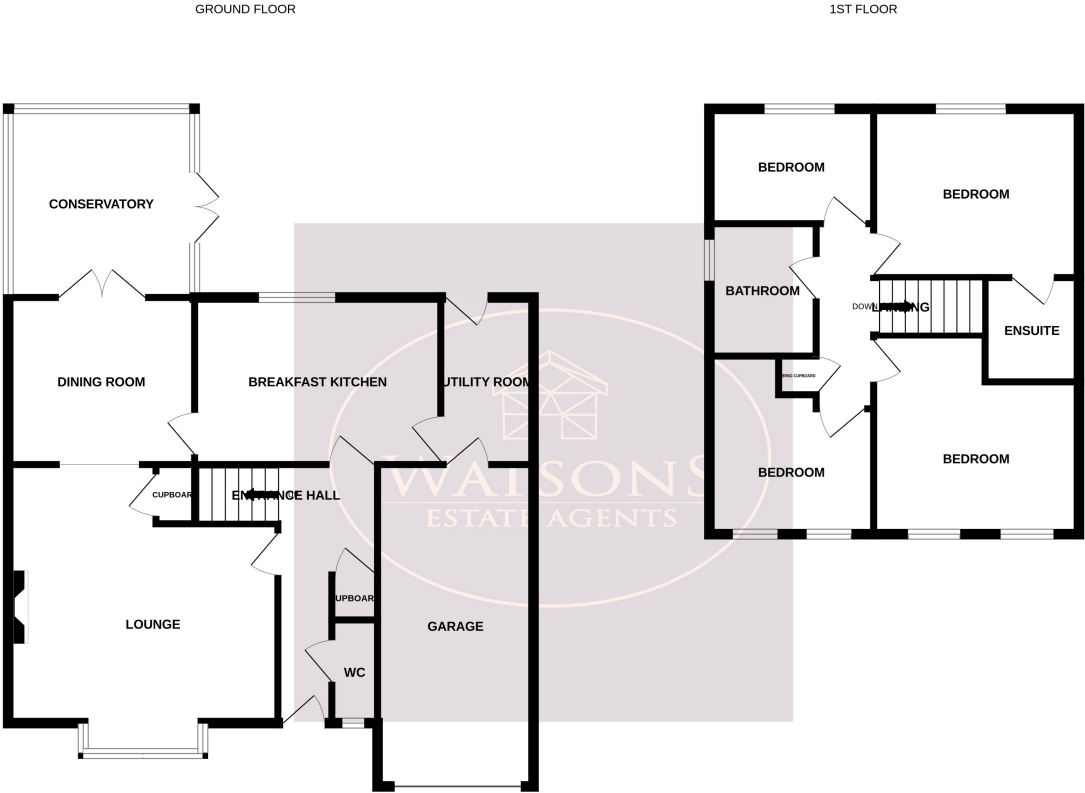
Utility Room

2.88m x 1.54m (9' 5" x 5' 1") A range of base units incorporating inset stainless steel sink & drainer unit, wall mounted combination boiler, laminate wood flooring, plumbing for washing machine and uPVC door to rear garden.

First Floor

Landing

Storage cupboard, access to partially boarded 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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Bedroom 1

3.64m x 2.90m (11' 11" x 9' 6") UPVC double glazed window to the rear, radiator and door to en suite.

En Suite

White 3 piece suite comprising wc, vanity sink and cubicle shower, chrome heated towel rail and ceiling spotlights.

Bedroom 2

3.66m x 3.6m (12' 0" x 11' 10") Two uPVC double glazed window to the front and radiator.

Bedroom 3

2.86m x 1.98m (9' 5" x 6' 6") UPVC double glazed window to the rear and radiator.

Bedroom 4

2.81m x 2.17m (9' 3" x 7' 1") UPVC double glazed window to the front and radiator.

Bathroom

White 3 piece suite comprising wc, vanity sink with storage under and panel bath with mains fed shower over and obscured uPVC double glazed window to the rear.

Garage

5.55m x 1.54m (18' 3" x 505' 3") Fitted with power and up and over doors, with door to utility room.

Outside

The front of the property features a tarmacadam driveway to the attached garage with turfed lawn to the side, and gated access to the rear of the property. The rear garden has a substantial patio seating area with raised brick flower beds with a range of well established plants and shrubbery. It also has an expansive turfed lawn, with edged boarders with gravel detail, and a range of plants and shrubbery, all enclosed by timber fencing.