

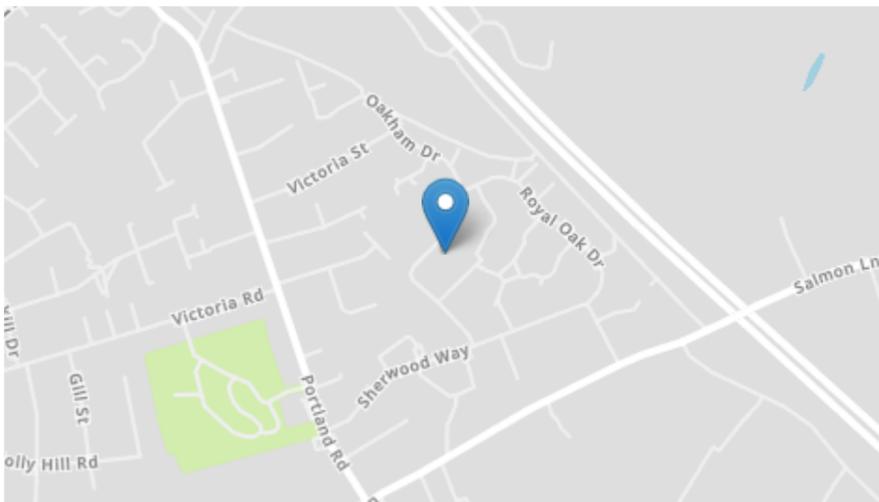
Royal Oak Drive, Selston, NG16 6QF

£230,000



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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			
		71	83
England, Scotland & Wales		EU Directive 2002/91/EC	



- Detached Bungalow
- 2 Bedrooms
- Conservatory
- En Suite & Family Bathroom
- Off Road Parking & Garage
- Low Maintenance Rear Garden
- Corner Plot
- Excellent Road & Public Transport Links

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 - 29963007

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



*** YOU ARE LOOKING AT YOUR FOREVER HOME RIGHT HERE! *** This beautifully presented 2 bedroom bungalow occupies a corner plot and is ready to move straight into! Boasting, very well presented and maintained living space comprising of a living room, conservatory, fitted kitchen/dining room, 2 double bedrooms with en-suite to the primary bedroom, bathroom and to the outside beautifully maintained gardens to front and rear, detached garage and a private driveway. Located in the desirable village of Selston we really believe that this wonderful bungalow has everything to offer so call us today to book your viewing!

Entrance Hall

UPVC double glazed entrance door to the side, radiator, wood effect laminate flooring and access to the attic (partly boarded). Doors to all rooms.

Lounge

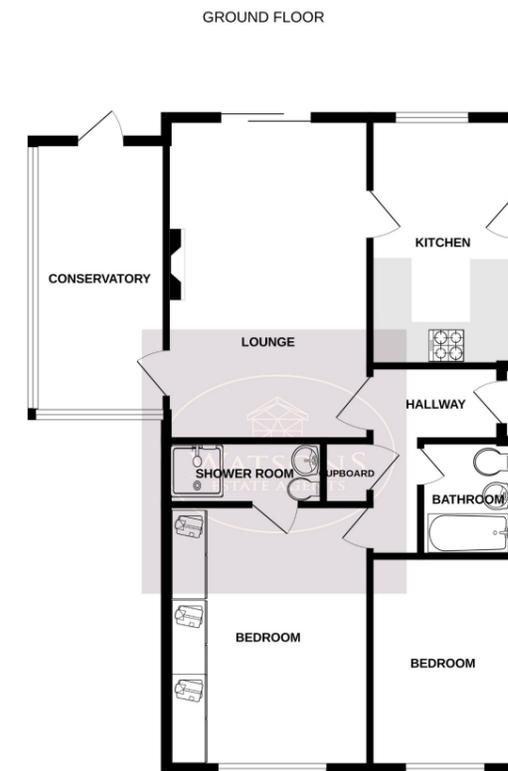
6.14m x 3.49m (20' 2" x 11' 5") Radiator and sliding patio doors to the rear garden, uPVC double glazed door to the conservatory and door to the kitchen. Feature fire place with inset space for fire.

Kitchen

4.9m x 2.73m (16' 1" x 8' 11") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include: waist height electric oven, microwave & gas hob with extractor over and fridge freezer. Plumbing for washing machine, tiled flooring. Radiator, wall mounted combination boiler and uPVC double glazed windows to the rear & side. Door to the outside.

Conservatory

5.25m x 2.24m (17' 3" x 7' 4") Brick & uPVC double glazed construction and radiator. Door to the rear garden. Wood effect laminate flooring.



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

4.34m x 3.48m (14' 3" x 11' 5") UPVC double glazed window to the front, wall to wall, floor to ceiling fitted wardrobes, radiator and door to the en suite.

En Suite

2 piece suite in white comprising vanity sink unit and shower cubicle with mains fed shower over. Extractor fan and radiator.

Bedroom 2

3.0m x 2.75m (9' 10" x 9' 0") UPVC double glazed window to the front and radiator.

Outside

To the front of the property are gravel beds with flower bed borders. A tarmac driveway providing ample off road parking leading to double wooden gates, with further secure off road parking leading to the garage with double doors and power. The rear garden comprises a paved patio seating area, turfed lawn, raised flower bed borders with a range of plants & shrubs and is enclosed by timber fencing to the perimeter with gated access to the side.