

Oakham Drive, Selston.

£219,950

FOR SALE



DP DERBYSHIRE
PROPERTIES
- SALES & LETTINGS -

DP DERBYSHIRE
PROPERTIES
SALES | LETTINGS | HOLIDAY LET

PROPERTY DESCRIPTION

A beautifully appointed modern semi detached house which has been upgraded throughout by the current owner.

Accommodation comprises an Entrance Hall, Lounge with feature fireplace and a comprehensively fitted Dining Kitchen. To the first floor are Three Bedrooms and a Bathroom with three piece white suite.

Outside, a driveway provides parking for cars and there is an enclosed lawned garden with patio to the rear.

An internal inspection is strongly advised to appreciate decor and presentation.

FEATURES

- A Beautifully Appointed Semi Detached House
- Entrance Hall And Cloakroom
- Lounge With Feature Fireplace
- Comprehensively Fitted Dining Kitchen
- Three Bedrooms
- Luxury Modern Bathroom
- Driveway For Several Cars
- Delightful Rear Garden And Patio
- Viewing Essential To Appreciate Decor And Presentation



ROOM DESCRIPTIONS

Entrance Hallway

Having a composite entrance door, a UPVc double glazed window to the side and a radiator.

Cloakroom

A walk in cloakroom with a range of coat hanging facility, a radiator and a UPVc double glazed window to the front

Lounge

15'6 x 14'5 (4.73m x 4.40m)

With a feature, art deco style fireplace housing an electric fire. There is a UPVc double glazed window to the front and a radiator. Stairs lead off to the first floor.

Dining Kitchen

14'4 x 8'3 (4.38m x 2.53m)

Comprehensively fitted with a range of modern base cupboards, drawers and eyelevel units with a complimentary worksurface over incorporating a sink drainer unit with mixer tap over. Integrated appliances include an electric oven, gas hob, extractor over with a built in light, refrigerator and freezer. There is feature tiling to the splashback area, a tiled floor, UPVc double glazed window overlooking the garden and UPVc double glazed French doors provide access to the garden. A walk in cupboard provides excellent storage space.

First Floor

Landing

Having a UPVc double glazed window to the side and access is provided to the roof space.

Bedroom One

13'3 x 8'3 (4.04m x 2.54m)

With a radiator and a UPVc double glazed window to the front elevation

Bedroom Two

10'6 x 7'11 (3.22m x 2.44m)

With a radiator and a UPVc double glazed window to the rear elevation.

Bedroom Three

7'0 x 5'8 (2.14m x 1.75m)

Having a UPVc double glazed window and a radiator. There is a built in cupboard.

Bathroom

Appointed with a three piece white suite comprising a panelled bath with shower over and glass shower screen, a Vanity wash hand basin with cupboards beneath and a low flush WC. There is marble effect splash back panelling to the walls, a wall mounted heated towel rail, and a UPVc double glazed window.

Outside

To the front of the house is a lawned fore garden. A driveway to the side provides off road parking for several cars. A timber gate to the side provides access to an enclosed rear garden. The garden is mainly lawned and has a paved patio and fenced surround. There is a timber shed which provides storage.

Council Tax

We understand that the property currently falls within council tax band B, with Ashfield District Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



FLOORPLAN & EPC

