

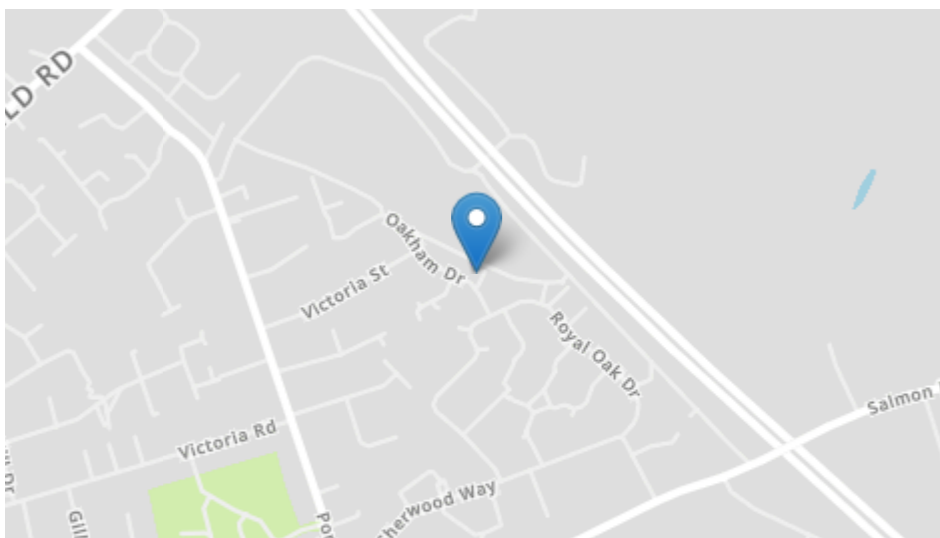
Oakham Drive, Selston, NG16 6RR

Offers Over £300,000



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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			
		74	83
England, Scotland & Wales		EU Directive 2002/91/EC	



- Detached Family Home
- 4 Good Size Bedrooms
- Fitted Dining Kitchen
- Spacious Lounge Diner & Sitting Room
- Conservatory & Utility Room
- Downstairs WC, En Suite & Family Bathroom
- Driveway & Garage
- Landscaped Rear Garden With Woodland Views
- No 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 - 28086720

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



*** FOREVER HOME *** A beautifully presented and much improved four bedroom detached family home in the popular village of Selston. Offering space and style in abundance, with two reception rooms, conservatory, utility, two bathrooms, garage, and brought to the market with no upward chain. Briefly comprising; storm porch, entrance hallway, sitting room, lounge/diner, conservatory, dining kitchen, utility room, downstairs wc. To the first floor, four bedrooms, primary with en-suite, and family bathroom. Outside, to the front is a driveway providing off road parking and a garage. The rear garden is a particular feature of the property, beautifully landscaped with a central water feature offering peace and tranquillity. Selston is a semi-rural village with a range of amenities including a supermarket, convenience store, and micropubs. Nearby are excellent road links including the M1 at J27 offering excellent commuter routes and access to the surrounding towns. Don't miss a great opportunity, contact Watsons today to arrange your viewing.

Ground Floor

Entrance Hall

Composite entrance door to the front, doors to the lounge diner, sitting room and dining kitchen, stairs to the first floor.

Sitting Room

5.57m x 2.35m (18' 3" x 7' 9") UPVC double glazed window to the front, ceiling spotlights and radiator.

Lounge Diner

Lounge area measuring 4.17m x 4.14m (13' 8" x 13' 7") with features including; uPVC double glazed window to the front, feature fireplace with inset multi fuel burner, radiator, door to the dining kitchen and built in storage cupboard. Opening to the dining area measuring 2.99m x 2.49m (9' 10" x 8' 2") with radiator, and uPVC double glazed French doors leading to the conservatory.

Conservatory

3.55m x 3.21m (11' 8" x 10' 6") UPVC double glazed windows to the side and rear, laminate wood flooring, radiator and uPVC double glazed French doors to the rear garden.

Dining Kitchen

3.77m x 2.85m (12' 4" x 9' 4") A range of matching wall and base units with solid wood worksurfaces incorporating an inset 1.5 bowl stainless steel sink & drainer unit. Integrated appliances including; fridge freezer, electric oven and gas hob with extractor over. UPVC double glazed window to the rear, radiator, laminate wood flooring, partly tiled walls and door to the utility room

Utility Room

1.76m x 1.48m (5' 9" x 4' 10") Wall unit housing the combination boiler, worksurface, plumbing for washing machine, radiator, laminate wood flooring and door to the WC.

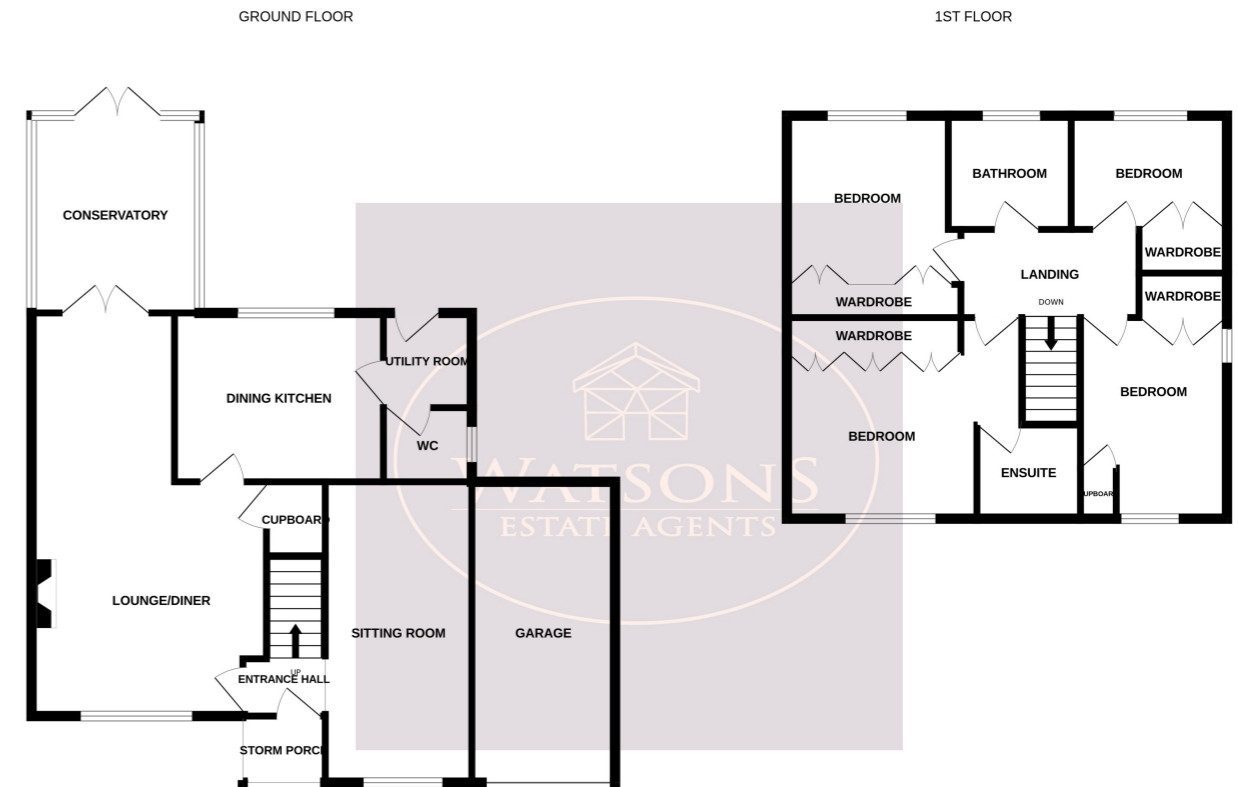
WC

WC, vanity sink unit, radiator, laminate wood flooring and obscured uPVC double glazed window to the side.

First Floor

Landing

Doors to all bedrooms, bathroom and access to the partly boarded attic.



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

4.13m x 3.54m (13' 7" x 11' 7") UPVC double glazed window to the front, fitted wardrobes, built in storage cupboard, radiator and door to the en suite.

En Suite

White 3 piece suite comprising; concealed cistern wc, vanity sink unit and shower cubicle with mains fed shower. Fully tiled walls, chrome heated towel rail, ceiling spotlights and obscured uPVC double glazed window to the front.

Bedroom 2

3.8m x 2.92m (12' 6" x 9' 7") UPVC double glazed window to the rear, radiator and fitted wardrobe.

Bedroom 3

4.39m x 2.53m (14' 5" x 8' 4") UPVC double glazed windows to the front and side, radiator, fitted wardrobe and built in storage cupboard.

Bedroom 4

2.74m x 2.4m (9' 0" x 7' 10") UPVC double glazed window to the rear, radiator, laminate wood flooring and fitted wardrobe.

Outside

To the front of the property is a paved path leading to the storm porch, tarmac driveway with space for multiple vehicles leading to the garage and flower bed borders with a range of plants, shrubs and trees. The landscaped rear garden is enclosed by timber fencing to the perimeter with gated access to the front and comprises; paved patio, artificial lawn, pond, timber shed and flower bed borders with a range of plants, shrubs and trees.