

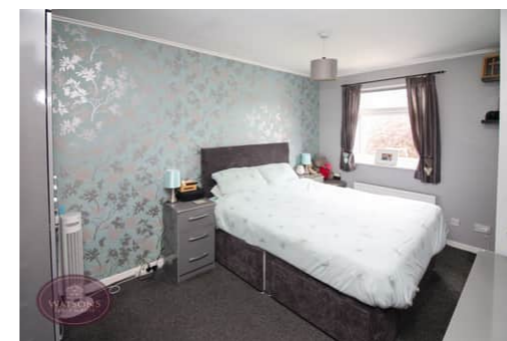
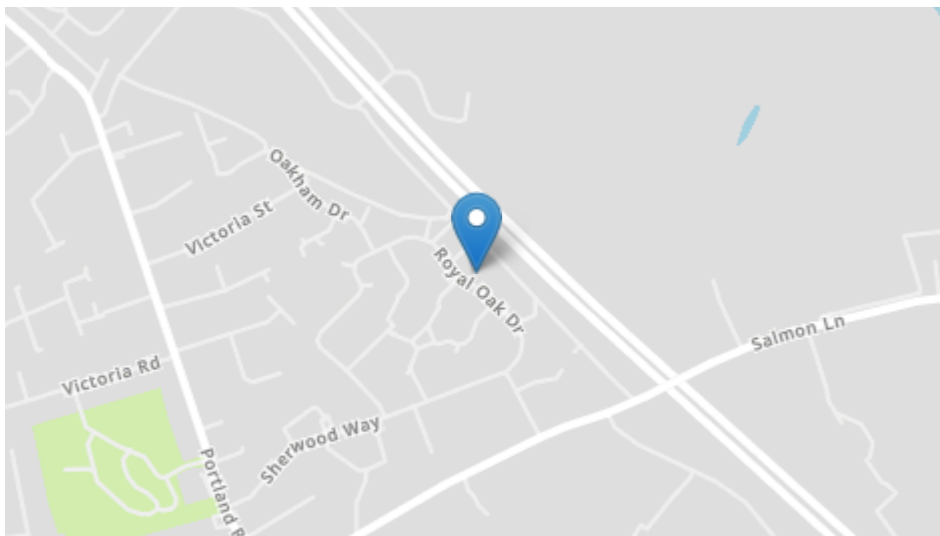
Royal Oak Drive, Selston, NG16 6RJ

Offers Over £200,000



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want to view?
Call us on 0115 938 5577
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7 Days a week
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- Semi Detached Family Home
- 3 Bedrooms
- Open Plan Living Space
- Modern Dining Kitchen
- Landscaped Rear Garden
- Driveway
- Well Presented Throughout
- Easy Access To M1

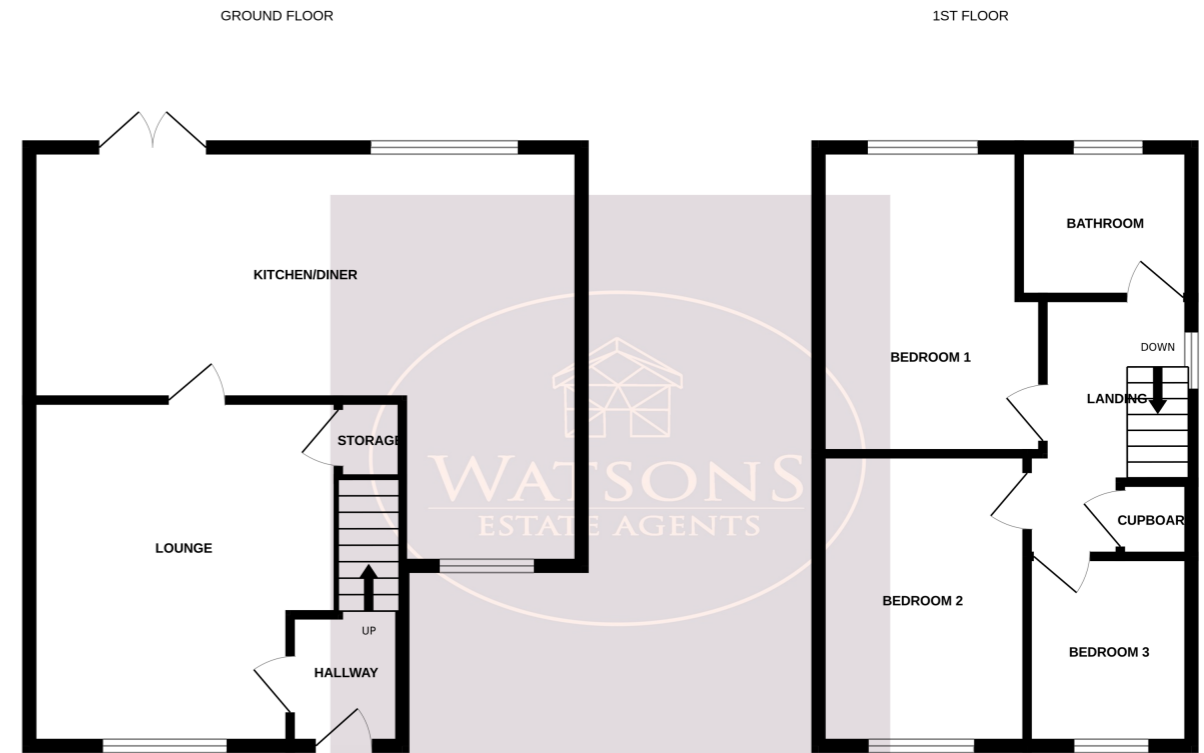
Our Seller says....

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
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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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*** LIVE LIKE A 'ROYAL' *** A beautifully presented and much improved three bedroom semi-detached property in the popular village of Selston. With an extended open plan fitted kitchen/diner perfect for entertaining, new bathroom, landscaped rear garden and generous driveway, turn the key and move in to your new home. Briefly comprising, entrance hallway, lounge, extended open plan kitchen/diner. To the first floor, three bedrooms and new bathroom suite. Outside, to the front is a driveway providing ample off road parking, and to the rear is a privately enclosed landscaped rear garden. Located in the popular village of Selston, the village offers a number of amenities including a supermarket, local convenience store and several nearby pubs and micropubs. Countryside walks are close by, and with excellent transport links including the M1 at J27, nearby towns including Eastwood, Alferton and Hucknall are easily accessible. A fantastic starter home or for the growing family. Contact Watsons to arrange your viewing.

Ground Floor

Entrance Hall

Composite entrance door to the front, radiator, door to the lounge and stairs to the first floor.

Lounge

4.43m x 3.35m (14' 6" x 11' 0") UPVC double glazed bay window to the front, inglenook fireplace, radiator, laminate wood flooring, built in storage cupboard and opening to the dining kitchen.

Dining Kitchen

7.5m x 5.04m (24' 7" x 16' 6") A range of matching wall and base units with work surfaces incorporating an inset sink & drainer unit. integrated appliances including; fridge freezer, washing machine, dishwasher, waist height double electric oven and induction hob with extractor over. Breakfast bar, laminate wood flooring, ceiling spotlights and 2 radiators. UPVC double glazed windows to the front and rear, uPVC double glazed French doors to the rear garden.

First Floor

Bedroom 1

4.26m x 2.9m (14' 0" x 9' 6") UPVC double glazed window to the rear and radiator.

Bedroom 2

3.53m x 2.62m (11' 7" x 8' 7") UPVC double glazed window to the front and radiator.

Bedroom 3

2.65m x 2.14m (8' 8" x 7' 0") UPVC double glazed window to the front and radiator.

Bathroom

White 3 piece suite comprising; concealed cistern wc, pedestal sink and panelled bath with mains fed rainfall shower over. Ceiling spotlights, radiator and obscured uPVC double glazed window to the rear.

Outside

To the front of the property is a concrete and gravel driveway with space for multiple vehicles with hedged borders. The rear garden is enclosed by timber fencing to the perimeter and comprises; paved patio, timber decking area, turfed lawn, timber shed, external tap, and flower bed borders with a range of plants & shrubs.