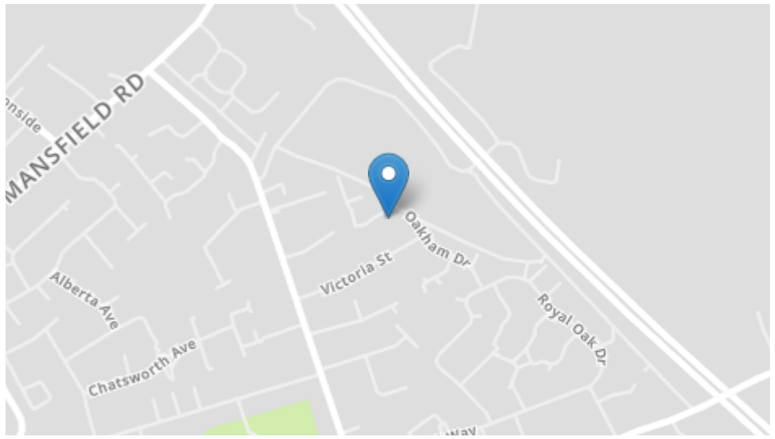
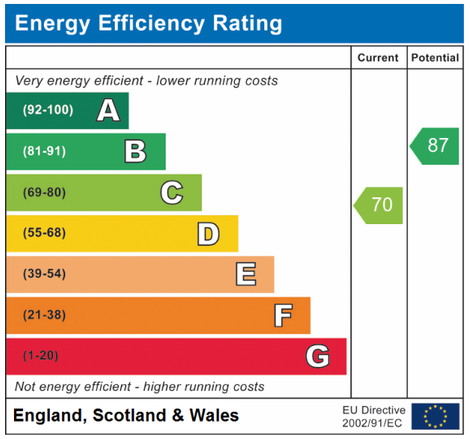
Oakham Drive, Selston, NG16 6RR

Offers Over £190,000





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 - 21843902

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.

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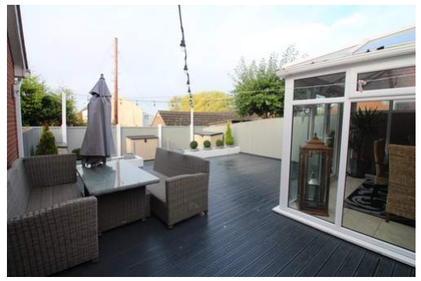


- Semi Detached Family Home
- 3 Bedrooms
- Downstairs WC & Upstairs Shower Room
- Conservatory
- Low Maintenance Rear Garden
- Popular Cul De Sac Location
- Ease Of Access to M1
- Well Presented Throughout

Our Seller says....

40 Main Street, Kimberley, NG16 2LY
www.watsons-residential.co.uk

0115 938 5577
8am-8pm - 7days

This superb 3 bedroom semi detached home is situated on a quiet cul de sac in Selston. The stylishly presented accommodation comprises in brief: entrance hallway, downstairs wc, lounge, breakfast kitchen, conservatory, upstairs landing to the 3 bedrooms and family bathroom. Outside, the low maintenance rear garden is west facing and would be excellent entertaining space in the summer, whilst a driveway alongside the property provides more than ample off street parking. All the hard work has been done and you can just move straight in - it is definitely one to get excited about. Call Watsons (until 8pm, 7 days) to book your viewing.

Ground Floor

Entrance Hall

Composite entrance door to the front, uPVC double glazed window to the side, Karndean flooring and doors to the lounge & WC.

WC

WC, wall mounted sink, radiator and obscured uPVC double glazed window to the front.

Lounge

4.78m x 4.46m (15' 8" x 14' 8") UPVC double glazed window to the front, stairs to the first floor and 2 radiators.

Breakfast Kitchen

4.46m x 2.54m (14' 8" x 8' 4") A range of matching wall & base units, work surfaces incorporating a one & a half bowl stainless steel sink & drainer unit. Integrated electric oven & halogen hob, plumbing for washing machine and dishwasher, breakfast bar, radiator, boiler and tiled flooring. UPVC double glazed window to the rear and French doors to the conservatory.

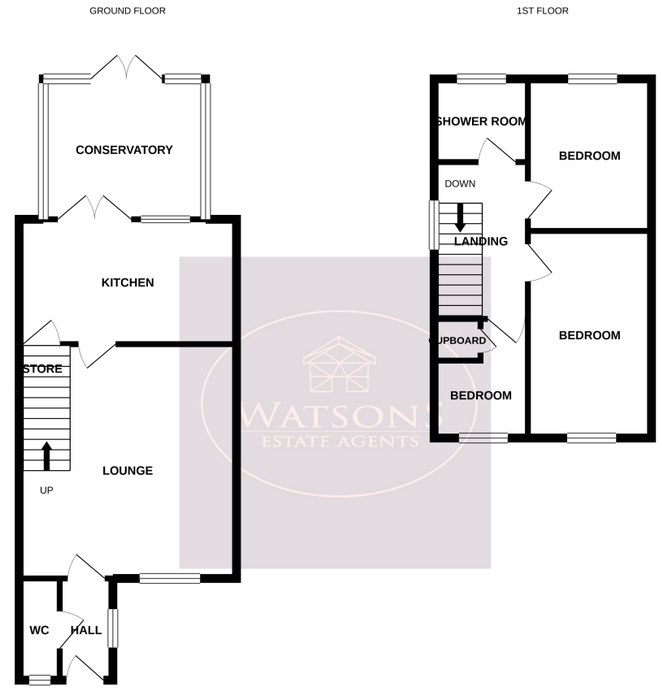
Conservatory

3.32m x 2.78m (10' 11" x 9' 1") UPVC double glazed constructions, tiled flooring and French doors to the rear garden.

First Floor

Landing

UPVC double glazed window to the side, access to the 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

4.2m x 2.57m (13' 9" x 8' 5") UPVC double glazed window to the front and radiator.

Bedroom 2

3.3m x 2.59m (10' 10" x 8' 6") UPVC double glazed window to the rear and radiator.

Bedroom 3

2.22m x 1.82m (7' 3" x 6' 0") UPVC double glazed window to the front, airing cupboard housing the hot water tank and radiator.

Shower Room

3 piece suite comprising WC, pedestal sink unit and walk in shower with electric shower. Chrome heated towel rail, ceiling spotlights, extractor fan and obscured uPVC double glazed window to the rear.

Outside

A two tiered paved patio with raised flower beds gives low maintenance, secure space which is both pet friendly and great for entertaining. There is external lighting and multiple external power points for convenience. The front has a small lawn and a charger for a Tesla motor car, whilst the tarmacadam driveway to the side gives good off street parking.

www.watsons-residential.co.uk