



£189,950

Royal Oak Drive, Selston NG16 6QF

Semi-Detached Bungalow | 2 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- An Spacious, Extended Semi Detached Bungalow
- Entrance Hall And Kitchen
- Lounge With Feature Fireplace
- Extended Dining Area
- Bathroom With Three Piece Suite
- Rear Porch
- Gardens To Front Side And Rear
- Drive And Detached Garage
- No Chain/ Vacant Possession

## Property Description

Derbyshire Properties offer this generously proportioned, two bedroom semi detached bungalow which enjoys a corner plot with gardens to the front, side and rear. Extended Lounge/Dining Room and a driveway and Single Garage to the rear. Vacant Possession.

## Main Particulars

An extended Semi Detached Bungalow offered with No Chain and Vacant Possession.

Accommodation comprises an Entrance Hall, Kitchen, Rear Porch, Lounge/Dining Room, Two Bedrooms and a Bathroom. UPVC double glazing and gas central heating.

Corner plot with a driveway and Detached Garage.

No Chain/Vacant Possession.

### Entrance Hall

Having a UPVC double glazed door with a UPVC double glazed leaded glass window to side. There is a central heating radiator, two built-in cupboards and access is provided to the roof space which has a pull down ladder

### Lounge Area

17'7 x 10'1 (5.37m x 3.09m)

An extended room which flows into the Dining Area. Having a feature Adam style fireplace with marble effect hearth and surround housing a living flame gas fire. There is a decorative dado rail and a central heating radiator. An archway leads to the Dining Area.

### Dining Area

10'9 x 7'5 (3.30m x 2.28m)

With a central heating radiator, a UPVC double glazed leaded glass window to side and UPVC double glazed French doors provide access to the rear garden and patio

### Kitchen

8'4 x 7'7 (2.54m x 2.32m)

Appointed with a range of white base cupboards, drawers and eye level units with a complementary roll top work surface over incorporating a stainless steel sink/drainer unit with mixer tap. There is space for a cooker, an extractor hood over, space for a refrigerator and plumbing for an automatic washing machine. Having a tiled floor and tiled splash back and a UPVC double glazed leaded glass window to side.

### Rear Porch

Having a brick built base and UPVC double glazed windows. A tiled floor and a range of base cupboards with a useful work surface over. A UPVC double glazed door provides access to the garden.



#### Bedroom One

12'2 x 8'2 (3.72m x 2.50m)

With a range of fitted wardrobes and drawers which provide excellent hanging and storage space. There is an additional dressing table with drawers, bedside drawers, a central heating radiator and a UPVC double glazed leaded glass window.

#### Bedroom Two

8'5 x 7'7 (2.57m x 2.32m)

Having a UPVC double glazed window and a central heating radiator.

#### Bathroom

7'0 x 5'4 (2.14m x 1.63m)

Bathroom appointed with a three piece comprising a panelled bath with electric shower over and folding glass shower screen, a pedestal wash hand basin and a low flush WC with half tiling to the walls and a tiled floor. There is a central heating radiator, inset spotlighting, an extractor fan and a UPVC double glazed leaded glass window to the side

#### Outside

The bungalow enjoys a corner plot with gardens, which are mainly laid to lawn, extending to the side and front. A path leads to the main door at the side of the bungalow. The rear garden is paved and there is an additional timber decked patio. The rear garden is low maintenance and is perfect for al fresco dining. A gate to the rear provides access to a driveway and leads to a Detached Single Garage with personal door to the side and an up and over door to the front.

#### Council Tax

We understand that the property currently falls within council tax band A, 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.
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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