

HoldenCopley

PREPARE TO BE MOVED

Oakfield Drive, Sandiacre, Nottinghamshire NG10 5NH

Guide Price £285,000

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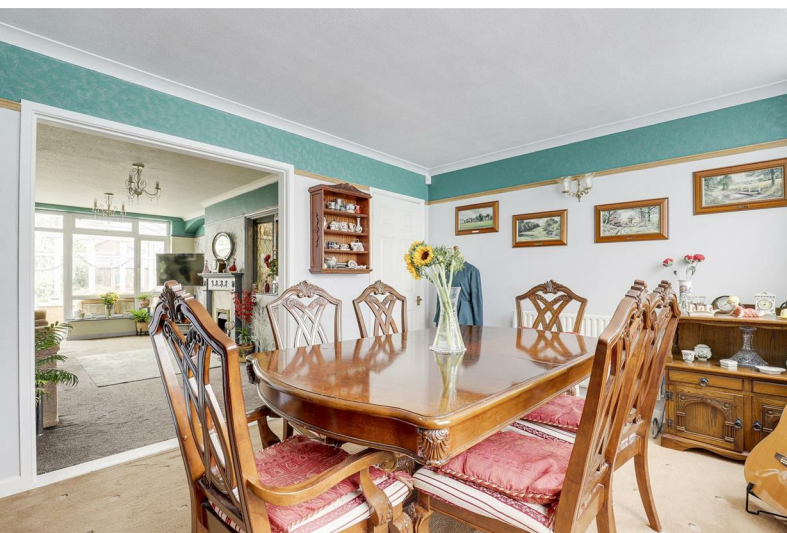


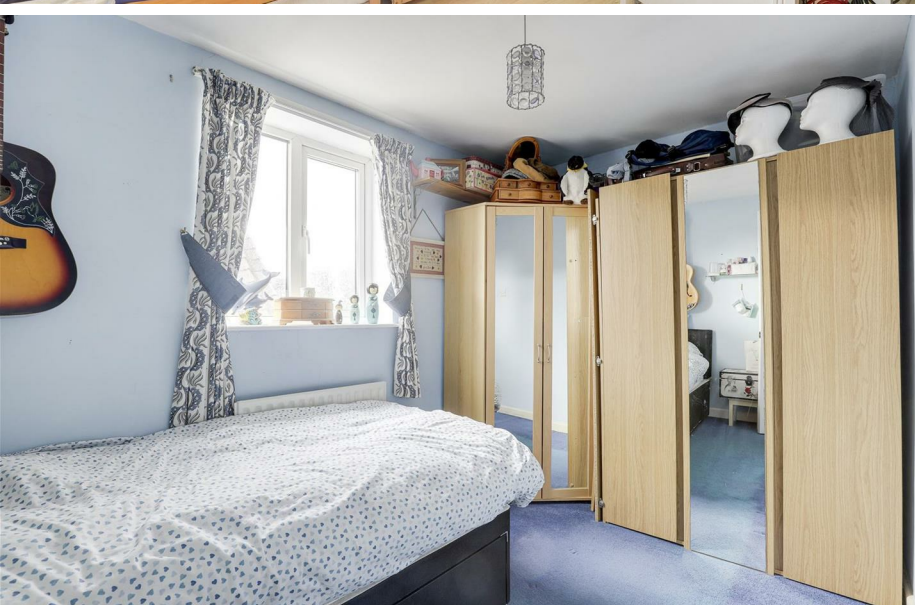
GUIDE PRICE £285,000 - £300,000

DETACHED FAMILY HOME...

This four-bedroom detached dormer bungalow offers deceptively spacious accommodation throughout and is ideally located in a popular area close to local shops, excellent transport links, and great schools – making it perfect for families. Internally, the ground floor features an entrance hall leading into a generous living room, a well-appointed fitted kitchen, and a separate dining room. There's also a versatile study, which can be used as a fourth double bedroom, and a conservatory benefiting from underfloor heating and French doors opening out to the rear garden. To the first floor, there are three double bedrooms, with the main and second bedrooms benefitting from fitted wardrobes and eaves storage. Completing the upper level is a modern three-piece shower room and access to a fully boarded loft, offering additional storage space. Externally, to the front is a block-paved driveway providing off-road parking for up to four vehicles, a carport for a further two, and a garage. To the rear is a private, south-facing garden, featuring a well-maintained lawn and a paved patio seating area – perfect for enjoying the warmer months.

MUST BE VIEWED





- Detached Dormer Bungalow
- Four Double Bedrooms
- Well Appointed Fitted Kitchen
- Two Spacious Reception Rooms & Conservatory
- Three Piece Shower Room
- Off-Road Parking & Garage
- Private South-Facing Rear Garden
- Popular Location
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Entrance Hall

11'3" x 7'1" (3.45m x 2.17m)

The entrance hall has carpeted flooring and stairs, a radiator, a built-in cupboard, an internal window, plate rails and a single UPVC door providing access into the accommodation.

Bedroom Four

10'10" x 7'6" (3.32m x 2.31m)

The fourth bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and coving.

Kitchen

10'9" x 9'10" (3.30m x 3.00m)

The kitchen has a range of fitted shaker style base and wall units with worktops and a tiled splashback, an integrated oven, a gas hob with an extractor hood and splashback, a stainless steel sink and a half with a drainer, space and plumbing for a washing machine and dishwasher, space for an under the counter fridge, quarry tiled flooring, a chrome heated towel rail, recessed spotlights, a UPVC double-glazed window to the rear elevation and a single UPVC door with a cat flap providing side access.

Dining Room

13'6" x 10'11" (4.14m x 3.34m)

The dining room has UPVC double-glazed windows to the front elevation, carpeted flooring, a radiator, a picture rail and coving.

Living Room

18'6" max x 11'2" (5.65m max x 3.42m)

The living room has an internal window, carpeted flooring, a feature fireplace with a decorative surround, a picture rail, coving and a single UPVC door providing access into the conservatory.

Conservatory

9'7" x 8'11" (2.93m x 2.72m)

The conservatory has UPVC double-glazed windows to the side and rear elevations, tiled flooring with underfloor heating, a polycarbonate roof and UPVC double French doors providing access out to the garden.

FIRST FLOOR

Landing

7'1" x 4'9" (2.16m x 1.45m)

The landing has carpeted flooring, a radiator, access into the boarded loft, a built-in cupboard and provides access to the first floor accommodation.

Master Bedroom

12'1" max x 10'11" (3.70m max x 3.35m)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, eaves storage and built-in wardrobes with shelving.

Bedroom Two

9'6" max x 9'5" (2.91m max x 2.89m)

The second bedroom has a UPVC double-glazed window to the rear elevation, wood-effect flooring, a radiator, eaves storage, built-in wardrobes and access into the boarded loft via a drop-down ladder.

Bedroom Three

11'1" x 7'0" (3.38m x 2.14m)

The third bedroom has a UPVC double-glazed window to the side elevation, wood-effect flooring and a radiator.

Shower Room

6'11" x 6'9" (2.12m x 2.08m)

The shower room has a low level flush W/C, a wall-mounted vanity style wash basin, a walk in shower enclosure with a mains-fed shower, wood-effect tiled flooring, tiled walls, a heated towel rail and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front is a block paved driveway for four vehicles, double iron gates providing access into the car port for a further two vehicles and a garage.

Rear

To the rear is a private south-facing garden with a lawn, a paved patio seating area, various plants, mature shrubs and trees and fence panelled boundaries.

Outdoor Store

10'2" x 8'10" (3.11m x 2.71m)

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Fibre
- Broadband Speed - Ultrafast Download Speed 1800 Mbps and Upload Speed 220 Mbps
- Phone Signal – All 4G & 5G, some 3G available
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Very low chance of flooding
- Flood Defenses – No
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

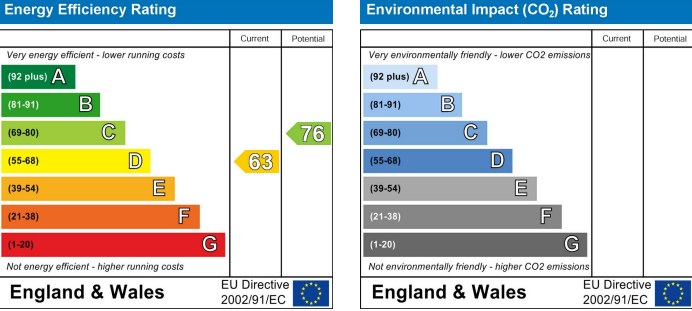
Council Tax Band Rating - Erewash Borough Council - Band D
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

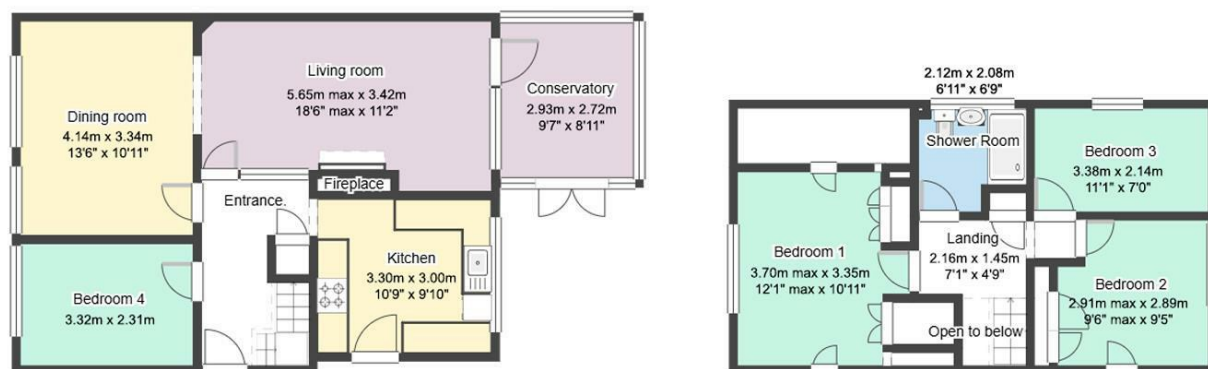
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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