



Oakland Way,  
Bilborough, Nottingham  
NG8 4JS

**£350,000 Freehold**



Discover this beautifully presented four-bedroom detached family home, offering the perfect setting for growing families. With its spacious layout, modern touches, and convenient location, this property is a must-see.

Step inside to a welcoming entrance hallway leading to a bright and airy living room, a modern kitchen diner ideal for entertaining, and a charming conservatory that brings the outdoors in. The ground floor also features a convenient downstairs WC for added practicality.

Upstairs, you'll find four generously sized bedrooms, including a master suite complete with an en-suite bathroom. The additional family bathroom is sleek and stylish, catering perfectly to the needs of a busy household.

Outside, the property boasts a large, private enclosed rear garden with a patio area, perfect for relaxing or entertaining guests. A detached garage and a spacious driveway provide ample off-street parking.

Situated in a popular location, this home is close to excellent local amenities, including shops, schools, and transport links, making it an ideal choice for families.

Don't miss out on this fantastic property, schedule your viewing today!



## Lounge

11'11" x 14'5" approx (3.64 x 4.41 approx)

Laminate flooring, two wall mounted radiators, UPVC double glazed window to the front elevation.

## Front of Property

To the front of the property there is a low maintenance garden with decking and driveway for at least 2 cars and access to dethatched garage.

## Hallway

16'3" x 13'3" approx (4.97 x 4.05 approx)

Wooden double glazed opaque door to the front elevation, wall mounted radiator, laminate flooring.

## Downstairs Toilet

3'0" x 6'3" approx (0.92 x 1.93 approx)

Tiled flooring, partially tiled walls, UPVC double glazed opaque window, wall mounted radiator, WC, sink with dual heat tap and storage cupboard underneath.

## Storage Cupboard

2'11" x 2'10" approx (0.90 x 0.87 approx)

Housing the BAXI combination boiler.

## Second Storage Cupboard

2'6" x 3'0" approx (0.77 x 0.92 approx)

## Dining Room

8'3" x 13'2" approx (2.54 x 4.03 approx)

Laminate flooring, wall mounted radiator, UPVC double glazed french doors opening onto the enclosed rear garden.

## Under Stair Storage Cupboard

3'8" x 2'7" approx (1.13 x 0.80 approx)

## Kitchen

13'6" x 16'9" approx (4.13 x 5.12 approx)

Tiled flooring, two wall mounted radiators, partially tiled walls, wall and base units, composite sink with dual heat tap, Cuisinemaster five ring gas hob with grill and cooker, extractor hood above, UPVC double glazed window to the rear elevation, UPVC double glazed opaque window to the side elevation, UPVC double glazed French doors.

## Conservatory

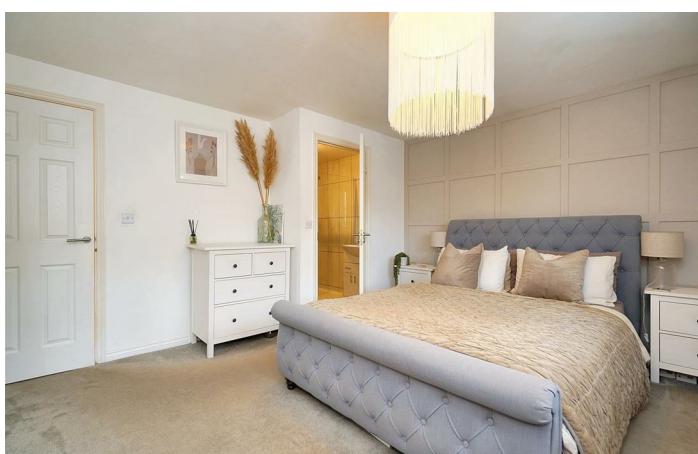
12'9" x 12'5" approx (3.90 x 3.80 approx)

Laminate flooring, wall mounted double radiator, UPVC double glazed windows, UPVC double glazed French doors leading to enclosed rear garden.

## First Floor Landing

7'9" x 10'2" approx (2.38 x 3.12 approx)

Carpeted flooring, wall mounted radiator, access into bedrooms and family bathroom.



## Bedroom 1

12'3" x 14'6" approx (3.74 x 4.42 approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed window, door leading to en-suite.

## En-Suite

6'8" x 5'4" approx (2.04 x 1.65 approx)

Tiled flooring, partially tiled walls, wall mounted radiator, walk-in double shower with handheld shower attachment, WC, sink with dual heat tap and storage underneath, UPVC opaque double glazed window.

## Bedroom 2

8'8" x 9'10" approx (2.65 x 3.02 approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed window, integrated wardrobes.

## Bedroom 3

8'8" x 11'11" approx (2.65 x 3.64 approx)

Vinyl flooring, UPVC double glazed window, wall mounted double radiator.

## Bedroom 4

8'6" x 11'9" approx (2.60 x 3.59 approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed window.

## Family Bathroom

5'5" x 6'10" approx (1.67 x 2.09 approx)

Partially tiled walls, bath with dual heat tap and shower attachment, sink with hot and cold tap, WC, wall mounted radiator, UPVC double glazed opaque window.

## Rear of Property

To the rear of the property there is an enclosed rear garden with patio area, laid to lawn, raised flowerbeds with shrubbery to the sides also incorporating a decked area with access to the garage.

## Agents Notes: Additional Information

Council Tax Band: D

Local Authority: Broxtowe

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank: No

Broadband: BT, Sky

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.