



## Three bedroom Detached House located in Beeston.

Offers Over  
£325,000

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LETTINGS & PROPERTY MANAGEMENT

# 22 Oakdale Drive Beeston Nottingham NG9 5LF

A traditional three-bedroom detached property in the heart of Chilwell.

Situated on a larger than average plot, benefiting from off street parking and a detached garage. Early Viewing comes highly recommended.

Accommodation briefly comprises of spacious entrance hallway leading to all ground floor rooms. A dual aspect, open plan living and dining space allowing plenty of natural light and versatile living accommodation. A well-maintained kitchen, comprising of base and wall units for storage, spaces for white goods. Rear access via a UPVC double glazed door leading to the rear garden and garage.

To the first floor, a light and airy landing leading to two double bedrooms and a third single which lends itself to a perfect home office or child's nursery. Family bathroom with shower over the bath and separate W/C.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 77 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 45 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## CONTACT

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Purchaser information - Under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 and the Proceeds of Crime Act 2002, Merritt Estates will require any successful purchasers to provide two forms of identification before the instruction of solicitors in the purchase of a property.



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C



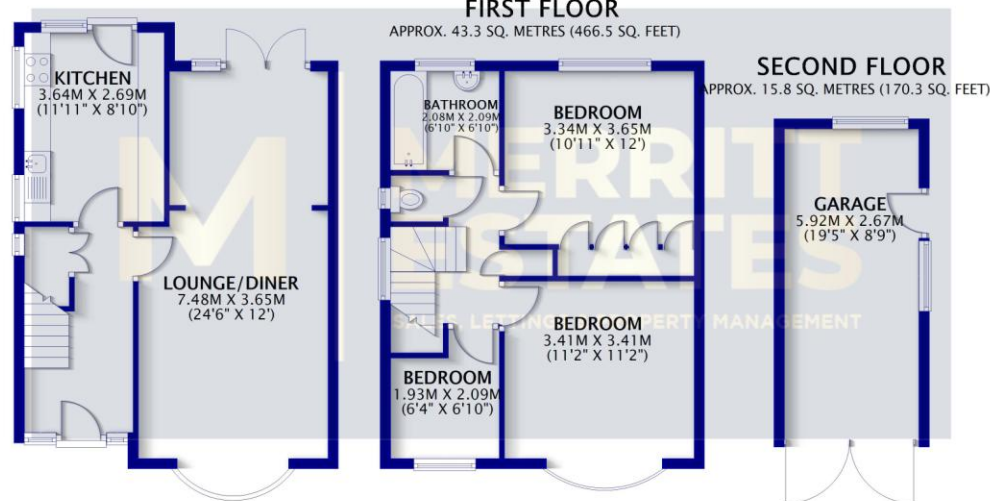
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E



## GROUND FLOOR

APPROX. 44.2 SQ. METRES (475.9 SQ. FEET)



TOTAL AREA APPROX. 103.4 SQ. METRES (1113.7 SQ. FEET)