



58 First Oak Drive
Clipstone Village, Nottinghamshire NG21 9FT
£258,000

- THREE BEDROOM DETACHED PROPERTY, OFFERED FOR SALE WITH NO UPWARD CHAIN
- FITTED KITCHEN AND GROUND FLOOR WC
- TWO FURTHER BEDROOMS AND FAMILY BATHROOM
- LOW MAINTENANCE REAR GARDEN AND OUTDOOR SEATING AREAS
- TWO RECEPTION ROOMS
- BEDROOM ONE WITH EN SUITE SHOWER ROOM
- DOUBLE DRIVEWAY PROVIDING ACCESS TO THE INTEGRAL GARAGE
- LOCATED IN A POPULAR LOCATION, CLOSE TO LOCAL AMENITIES

ACCOMMODATION COMPRISES

RECEPTION ROOM ONE

10'2" x 8'7" (3.10m x 2.62m)

Having window to the front elevation over looking the drive way, finished with Carpeted flooring.



LOUNGE

14'3" x 10'5" (4.35m x 3.19m)

Having Patio doors to the rear elevation providing access to the Garden, finished with carpeted flooring.



FITTED KITCHEN

10'7" x 9'8" (3.24m x 2.97m)

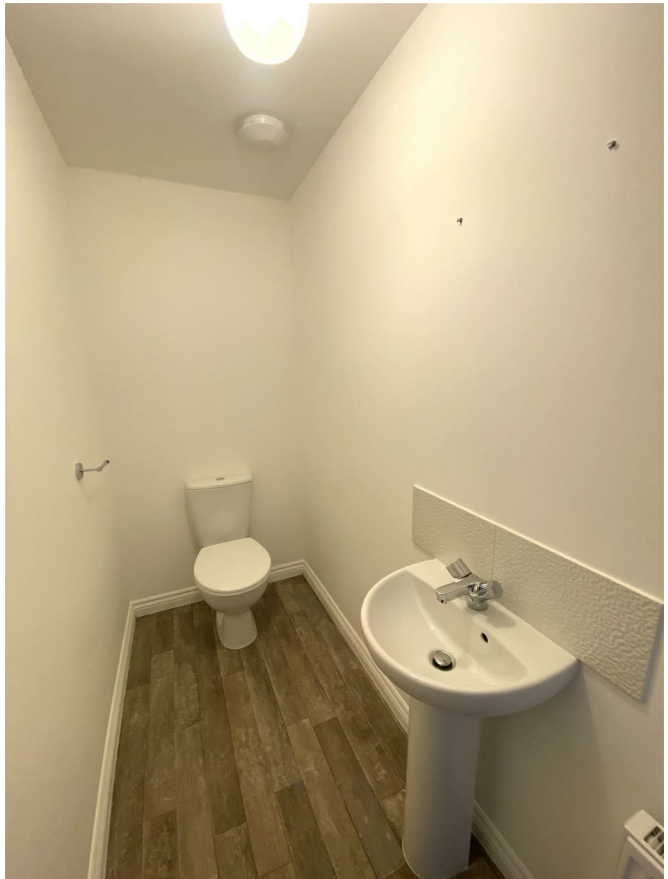
Having window to the rear elevation and UPVC door to the side elevation, allowing access to the rear Garden. Having a mix of wall and base cupboards, with integrated Fridge Freezer, single dishwasher and washing machine, with Electric oven and over head extractor fan with Gas hob. finished with tiled flooring.



GROUND FLOOR WC

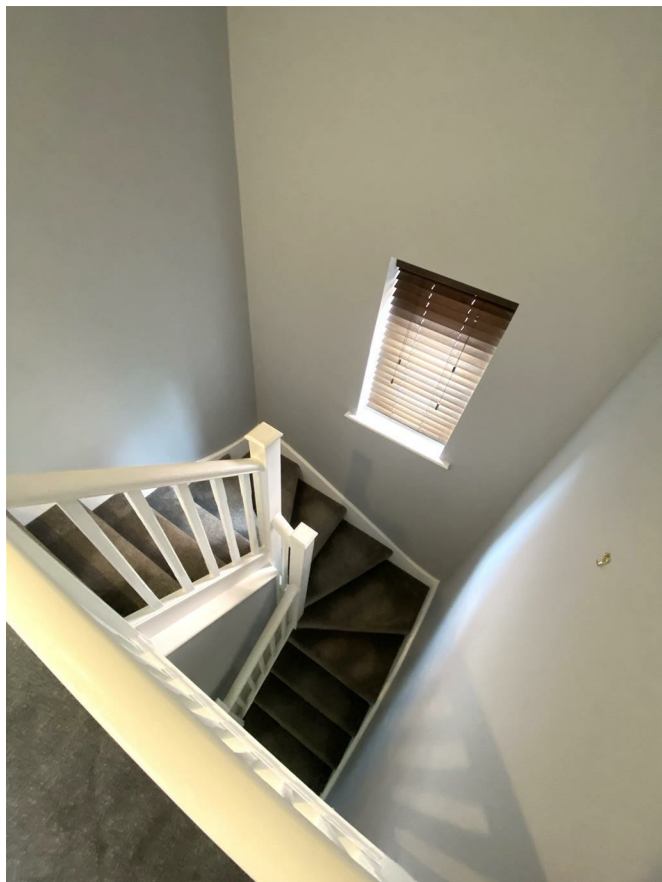
8'6" x 3'5" (2.61m x 1.05m)

Suite comprising of Hand wash basin, and WC, finished with lino flooring.



FIRST FLOOR

LANDING



BEDROOM ONE

14'0" x 10'5" (4.28m x 3.18m)

Having window to the front elevation, finished with carpeted flooring and door providing access to Ensuite.



EN SUITE SHOWER ROOM

6'9" x 4'10" (2.07m x 1.49m)

Having window to the front elevation, comprising of WC, hand wash basin, Shower cubicle.



BEDROOM TWO

12'5" x 8'11" (3.81m x 2.72m)

Having window to the rear elevation, finished with carpeted flooring.



BEDROOM THREE/DRESSING ROOM

9'10" x 8'0" (3.00m x 2.45m)

Having window to the rear elevation, Clothing rails and storage units, finished with carpeted flooring.



FAMILY BATHROOM

6'9" x 8'11" (2.07m x 2.72m)

Having window to the front elevation, suite comprising of WC, hand wash basin, and Bathtub, finished with tiled flooring.



AS WITH ALL OUR PROPERTIES

we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment. JM/8.7.25

OUTSIDE

double driveway to the front, providing access to the integral garage

GARAGE

14'4" x 7'10" (4.37m x 2.41m)



REAR GARDEN

32'6" x 30'4" (9.91m x 9.25m)

Having paved Patio area, low maintenance AstroTurf, and large decking area for outdoor seating, with gate providing access into the bordering woodland perfect for walking pets or taking a leisurely stroll.

