



**16 First Oak Drive,
Clipstone Village, Nottinghamshire NG21 9FT**

- BEAUTIFULLY MAINTAINED FOUR BEDROOM DETACHED HOUSE
- LOUNGE AND SECOND RECEPTION ROOM
- BEDROOM ONE WITH EN SUITE SHOWER ROOM
- DRIVEWAY PROVIDING OFF STREET PARKING
- SITUATED IN SOUGHT AFTER LOCATION, NESTLED IN A QUIET CUL DE SAC
- FITTED KITCHEN/DINER, UTILITY ROOM AND OFFICE
- THREE FURTHER BEDROOMS AND FAMILY BATHROOM
- GARAGE, WHICH HAS BEEN CONVERTED TO BAR

Offers Over £295,000

ACCOMMODATION COMPRISES

OFFICE

8'10" x 8'6" (2.71m x 2.61m)

Having window to the front elevation, central heating radiator and finished with carpeted flooring.

KITCHEN/DINER

15'7" x 10'11" (4.77m x 3.33m)

Having window to the front elevation, with access through to the reception room. Comprising of a range of wall and base fitted units with work surfaces over and having oven, Gas hob and cooker hood included with stainless steel sink and drainer with mixer tap. Finished with Integrated dishwasher and fridge freezer.

UTILITY

8'6" x 6'6" (2.61m x 2.00m)

with worktop over with inset stainless steel sink and drainer with mixer tap. with space for washing machine, WC and handwash basin.

LOUNGE

12'9" x 15'6" (3.89m x 4.74m)

Having double patio doors married on either side by windows to the rear elevation, with decorative feature wall, carpeted flooring, and Gas central heating radiator.

SECOND RECEPTION ROOM

12'9" x 10'8" (3.89m x 3.26m)

Having Patio doors providing access to the rear garden and double doors providing access through to the kitchen, and door providing access to the lounge.

FIRST FLOOR

BEDROOM ONE

15'4" x 11'3" (4.69m x 3.43m)

Having two windows to the front elevation with door providing access to the en suite shower room, with paneled feature wall, and finished with carpeted flooring.

EN SUITE SHOWER ROOM

7'5" x 4'7" (2.28m x 1.40m)

Room comprising of shower cubicle, hand wash basin and WC.

BEDROOM TWO

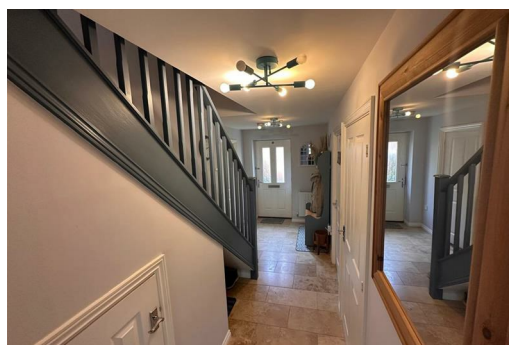
11'0" x 13'1" (3.36m x 4.00m)

Having window to the front elevation, with decorative feature walls and finished with carpeted flooring.

BEDROOM THREE

15'5" x 9'1" (4.72m x 2.77m)

Having window to the rear elevation, with two double and one single built in wardrobes, finished with carpeted flooring.



BEDROOM FOUR

12'7" x 8'3" (3.86m x 2.53m)

Having window to the rear elevation, Gas central heating radiator and finished with carpeted flooring.

FAMILY BATHROOM

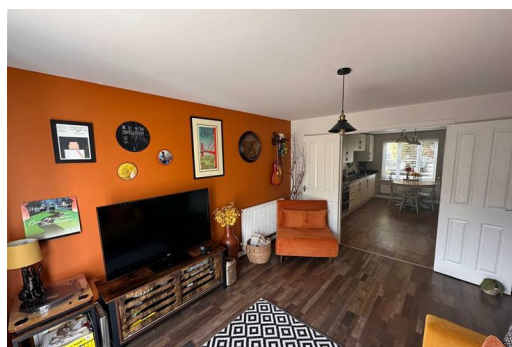
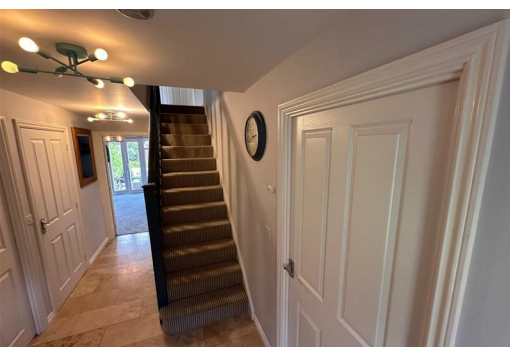
9'1" x 6'7" (2.79m x 2.01m)

Having window to the rear elevation, comprising of bathtub with over head shower, hand wash basin, and WC.

OUTSIDE

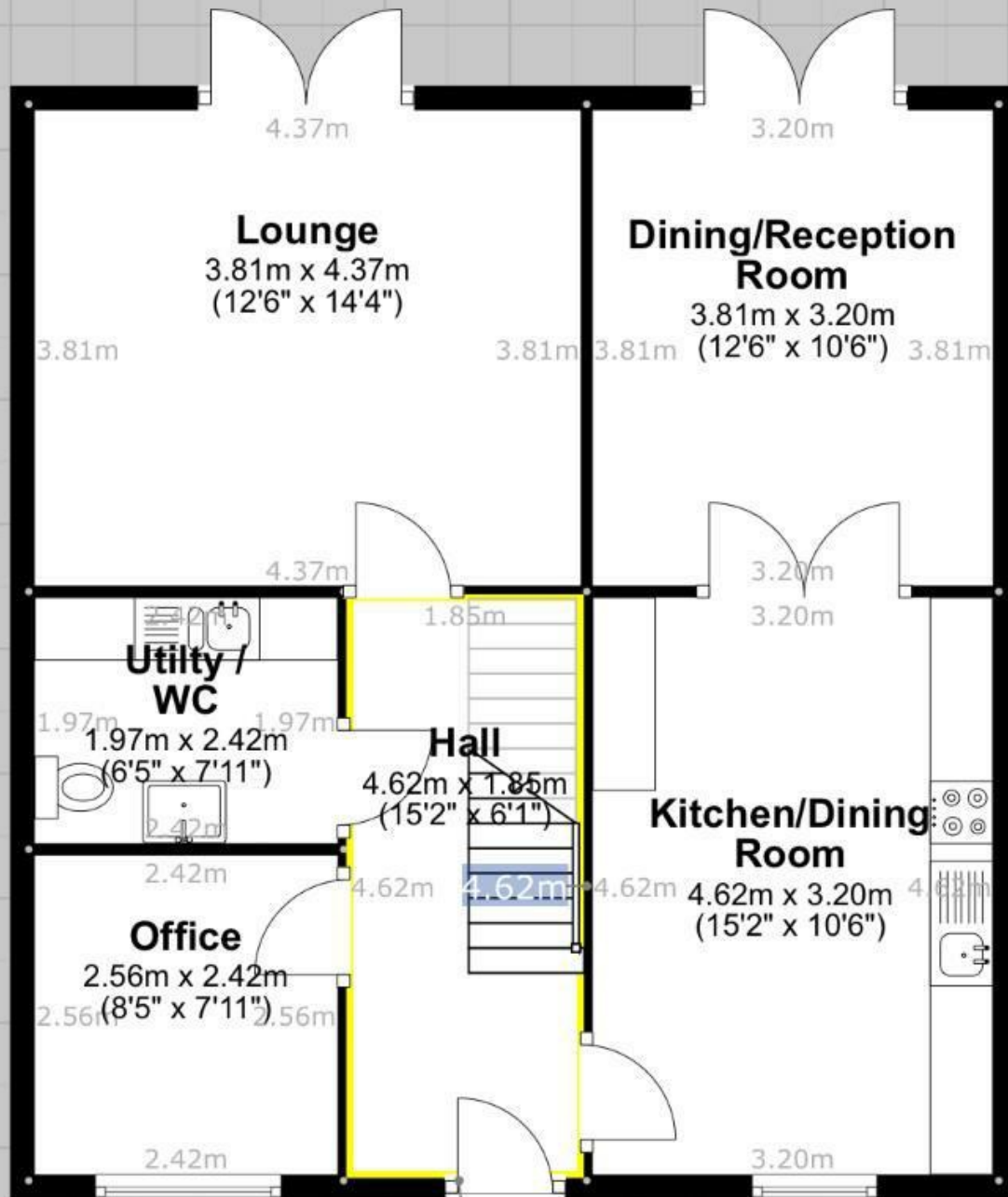
GARAGE/BAR

Having Sectional garage door, with Electric supply and fittings for a tv, and electric fireplace, kitted out with full bar and bottle fridges.



Ground Floor

Approx. 65.5 sq. metres (705.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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