





Property Description

No 23 Oakbury Drive, is entered via the front door that leads into the porch, accessed via the driveway. From here, there is a further glazed door into the hallway, which accesses all downstairs accommodation.

The L-shaped living/dining room offers considerable space and is flooded with natural light from the rear windows that overlook the rear garden, and open onto the raised timber decking that abuts the property. The well-proportioned kitchen/breakfast room offers plentiful base and wall-mounted units, with appliances including a double oven, gas hob, and fridge. Returning to the hallway, a further door reveals a large under-stairs storage cupboard. The ground floor is complete with a cloakroom offering a low-level WC and wash-hand basin.

From the entrance hall, stairs rise to the first floor landing, off which are three double bedrooms and a modern family bathroom. The master bedroom is a spacious double enjoying plenty of natural light from the rear aspect. Also to the rear of the house is bedroom three, another double room enjoying views over the garden. Bedroom two is a generous double room to the front aspect. The recently fitted family bathroom includes a large bath and shower unit, low-level WC, pedestal wash-hand basin and side-aspect window.

Entrance

Glazed composite door leading into: -

Porch

Door leading into: -

Hallway

Wall mounted radiator. Understairs storage cupboard. Stairs rise to the first floor. Skirt boarding. Door leading into: -

Cloakroom

Front aspect double glazed window. Low level Wc and wash hand basin. Wooden style flooring. Skirt boarding.

Lounge/ Diner

19' 8" x 13' 1" narrowing to 9' 3" (5.99m x 3.99m narrowing to 2.82m)

Continuation of wooden style flooring. Inset spot lighting. Wall mounted radiator. Skirt boarding. Television point. Electrical points. Two rear aspect double glazed windows. Rear aspect double glazed door providing access to the garden.

Kitchen

11' 9" x 10' 9" (3.58m x 3.28m)

Fully fitted kitchen with a range of wall and base units with wooden roll edge worksurfaces over. Inset stainless steel sink and drainer unit. Cupboard housing wall mounted boiler. Space and plumbing for a washing machine. Space for an upright fridge freezer. Four ring hob with double oven.

Tiling. Electrical points. Continuation of wooden style flooring. Skirt boarding. Front aspect double glazed window which enjoys a Westerly aspect.

First Floor

Landing

Carpeted. Skirt boarding. Loft access. Wall mounted radiator. Door leading into: -

Bedroom One

13' 1" x 11' 7" (3.99m x 3.53m)

Rear aspect double glazed window which enjoys views over the garden and surrounding countryside. Carpeted. Wall mounted radiator. Electrical points.

Bedroom Two

11' 9" x 10' 6" (3.58m x 3.20m)

Front aspect double glazed window which enjoys a Westerly aspect. Carpeted. Wall mounted radiator. Electrical points.

Bedroom Three

9' 3" x 7' 7" (2.82m x 2.31m)

Rear aspect double glazed window which enjoys views over the garden and surrounding countryside. Carpeted. Wall mounted radiator. Electrical points.

Bathroom

Modern fitted suit comprising shower unit, freestanding bath. low level WC and vanity wash hand basin. Wall mounted heated towel rail. Front aspect double glazed window.

Outside

Driveway

Ample parking for several cars.

Rear Garden

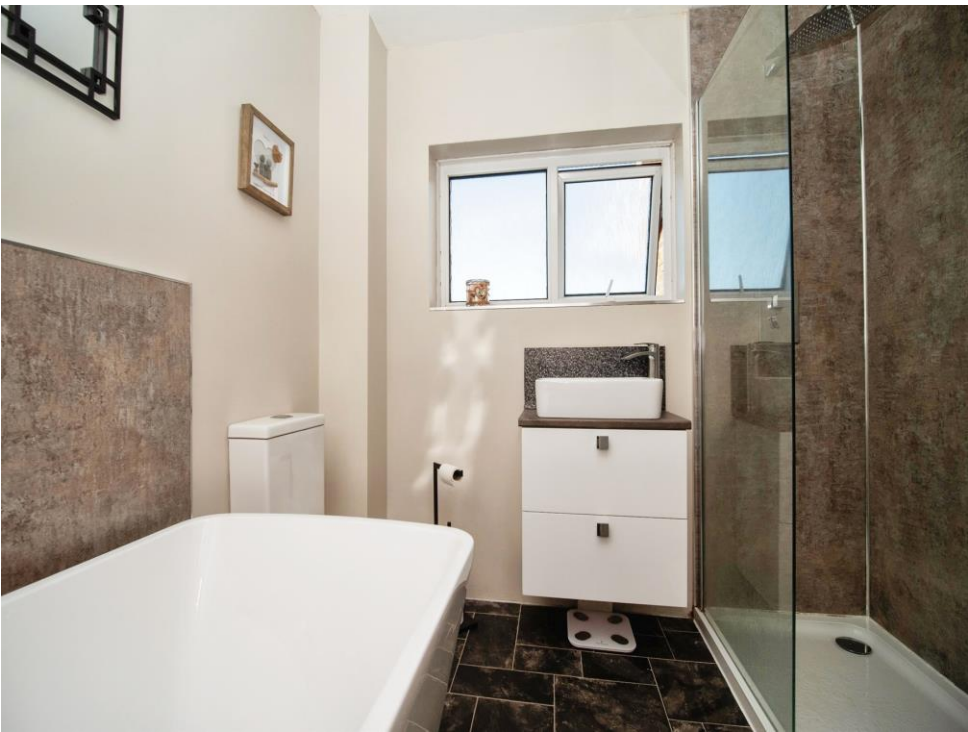
Initial decked area with steps leading down to the lawned section. Fully enclosed by fencing.

Garage

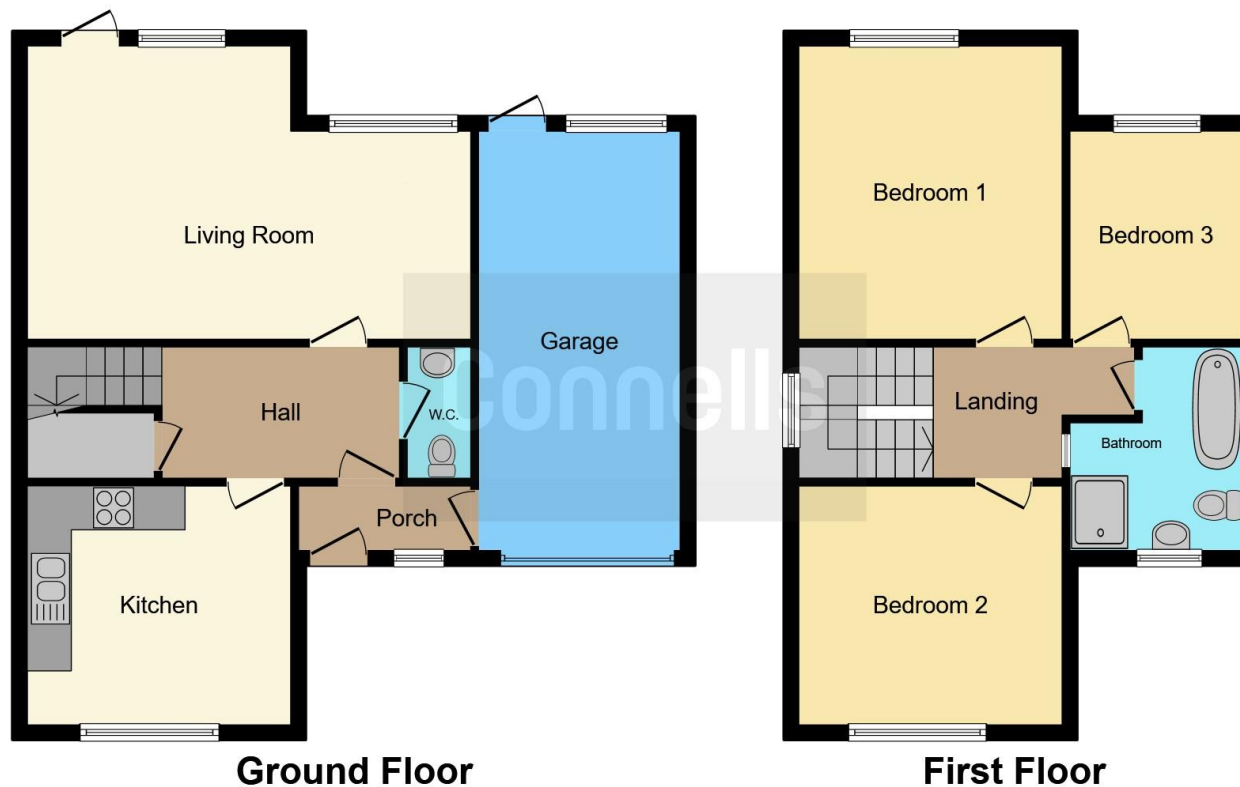
22' 1" x 9' (6.73m x 2.74m)

Up and over door. Rear aspect double glazed window. Rear aspect double glazed upvc door providing access to the garden.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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 Band: D

Tenure: Freehold

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