



Connells

Oakley North Station Approach
South Nutfield



Oakley occupies a convenient position, centrally located in South Nutfield village within short walking distance of the Village shop and train station. Built to a Scandinavian style, it is deceptively spacious, bright, and airy throughout and should be strongly considered by families and down sizers alike.

The property itself is set back from the road with driveway parking for several vehicles, access to a double garage with an electric up and over door and separate store shed.

As you make your way into the home you are welcomed into the hallway where ahead you will find dining space, which is open plan to a fitted kitchen, perfect for the keenest of cooks. A separate utility room is fitted with units and offers space to house laundry appliances.

The sitting room is illuminated by natural light that floods through three large windows and an open fireplace with brick surround creates a cosy ambiance, perfect for relaxing evenings.

All three bedrooms are well proportioned, and feature fitted wardrobes. The main double bedroom is serviced by a refitted shower room which is also accessible from the hallway, whilst the other two bedrooms share a well-equipped bathroom.

The southerly facing rear garden is well screened, offering a fabulous degree of privacy. Within the garden there is access to a large shed with power and light, a sizeable patio seating space with an electric awning, an expanse of lawn and planted borders.



Entrance Hallway

Kitchen / Dining Room

20' 10" Max x 13' 8" (6.35m Max x 4.17m)

Utility Room

7' 1" x 5' 11" (2.16m x 1.80m)

Sitting Room

19' 2" Max x 13' 9" (5.84m Max x 4.19m)

Bedroom One

13' 5" Max x 11' (4.09m Max x 3.35m)

Bedroom Two

14' Plus fitted wardrobe x 9' 6" (4.27m Plus fitted wardrobe x 2.90m)

Bedroom Three

11' 1" x 9' 10" (3.38m x 3.00m)

Bathroom

10' 9" x 6' 4" (3.28m x 1.93m)

Shower Room

8' 11" x 5' (2.72m x 1.52m)

Outside

Rear Garden

Driveway Parking

Double Garage

16' 4" x 15' 6" (4.98m x 4.72m)









Floor area 115.1 m² (1,238 sq.ft.) approx

Floor area 23.5 m² (253 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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EPC Rating: E

Tenure: Freehold

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