



1 Oakham Way

Ilkeston DE7 8TF

£275,000



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Lovely two bedroom bungalow sitting on a generous corner plot with beautiful mature gardens to three sides. Inside the property boasts an L Shaped hallway, large lounge/diner, two kitchens, conservatory & shower room. Outside as well as the gardens is a driveway leading to a detached garage. Viewing is essential to appreciate the bungalow & plot.

Ilkeston is a much sought-after market town centrally located half way between Nottingham and Derby in the borough of Erewash and has a wide range of facilities. Ilkeston boasts its own railway station and is just 10 minutes from both junction 25 and 26 of the M1 motorway and has fantastic public transport links. Both Nottingham city hospital and the QMC Hospital and less the 20 minutes away.





Hallway

Double glazed door to the side elevation into hallway, doors off & fitted carpet.

Lounge/Diner

21'10" x 13'9" (6.65m x 4.19m)

Two double glazed windows to the front & side elevations, fire place with electric fire, coving to ceiling, wall lights, radiator & fitted carpet.

Kitchen One

12'1" x 10'1" (3.68m x 3.07m)

Double glazed window, wall & base units with laminate worktop, space for fridge/freezer, tiled floor, radiator & single glazed door to the second kitchen.



Kitchen Two

6'9" x 6'9" (2.06m x 2.06m)

Double glazed window, wall & base units with laminate worktop over, stainless steel sink & drainer with mixer tap, tiled walls & floor & single glazed door into conservatory.

Conservatory

7'10" x 6'10" (2.39m x 2.08m)

Brick & UPVC conservatory with tiled floor & radiator.



Bedroom One

12'9" x 12'1" (3.89m x 3.68m)

Double glazed window to the rear elevation, fitted wardrobes & radiator.

Bedroom Two

9'3" x 7'5" (2.82m x 2.26m)

Double glazed window to the front elevation, fitted wardrobes & radiator.

Shower Room

6'11" x 5'5" (2.11m x 1.65m)

Frosted double glazed window, walk in shower cubicle with mains feed shower, low flush WC, pedestal wash hand basin, heated towel rail, fully tiled walls & floor.

Outside

Garage

Up & over door & double glazed window.

Rear Garden

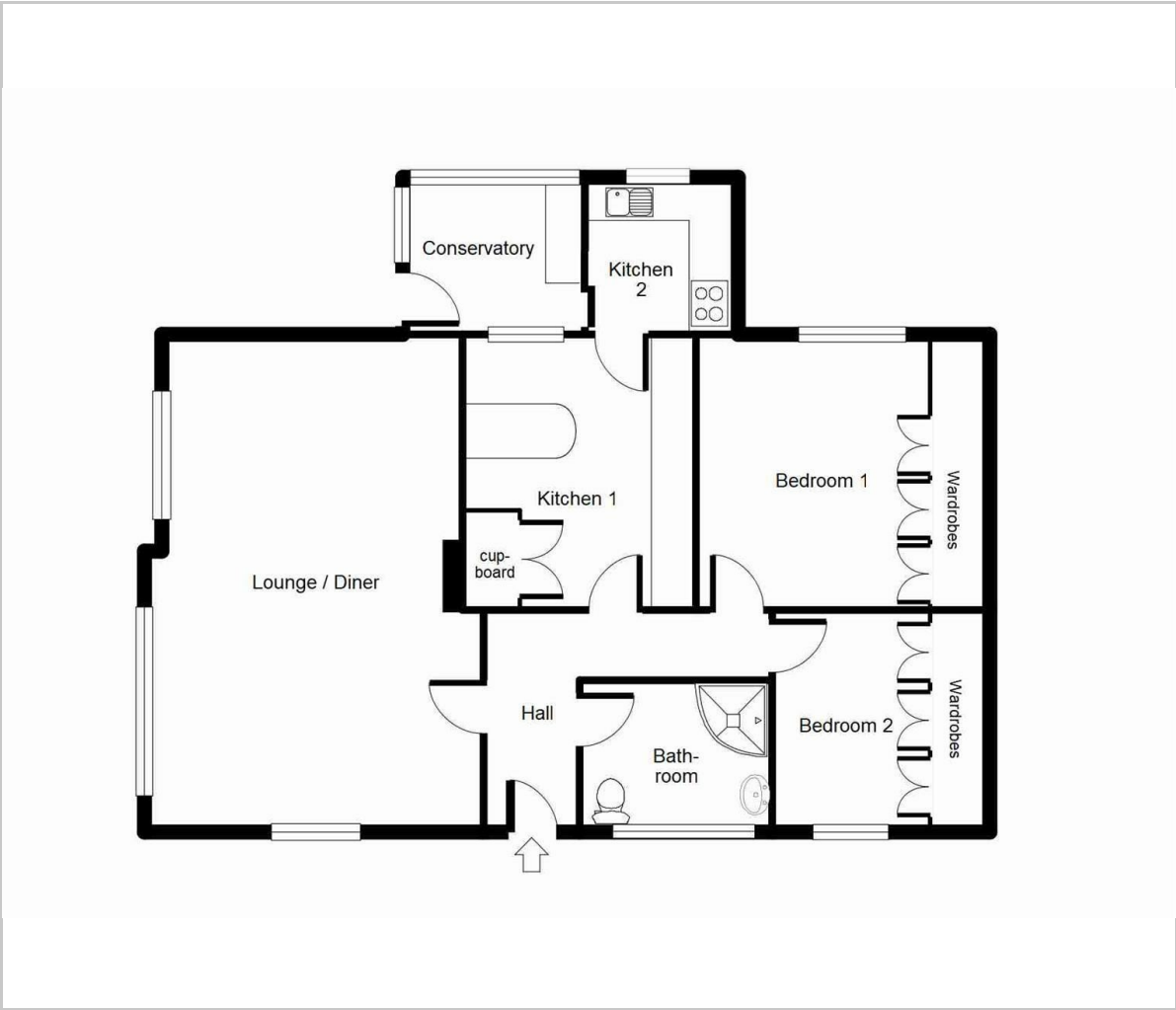
Paved patio rear garden with greenhouse.

Front & Side Garden

Lawned gardens to front & side with driveway leading to detached garage.



Floor Plan



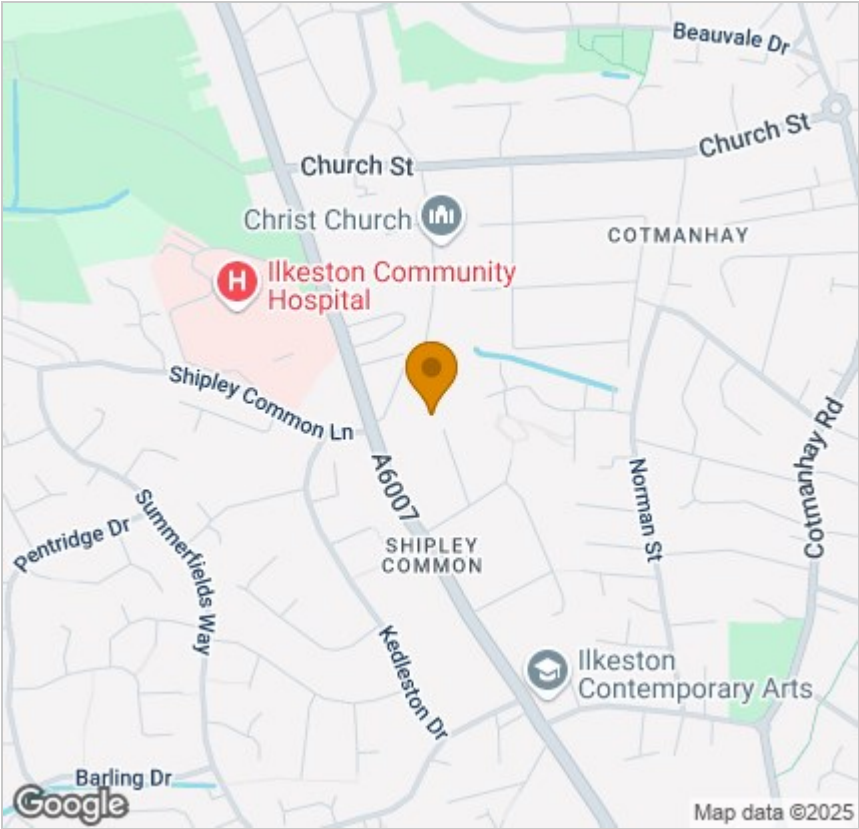
Viewing

Please contact our Eastwood Office on 01773 535535 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

