



Oakdale Drive,  
Chilwell, Nottingham  
NG9 5LF

**£340,000 Freehold**



A well presented 1960's Westerman built three bedroom detached property.

Situated on a quiet cul de sac within Chilwell, you have the advantage of a wide range of amenities within close proximity including public houses, healthcare facilities, schools and transport links.

The bright and airy property would be considered a fantastic opportunity for a large variety of buyers including growing families or anyone looking to relocate to this popular and convenient location.

In brief the internal accommodation comprises; a spacious entrance hall, open plan living & dining room, kitchen and downstairs WC. Then rising to the first floor are three well proportioned bedrooms and family bathroom.

Outside to the front of the property is a large paved driveway providing ample off road parking, gated side access then leads to the private and enclosed rear garden.

Offered to the market with benefit of UPVC double glazing throughout and no upward chain this property is well worthy of an early internal viewing.



### Entrance Hall

UPVC double glazed entrance door to front, carpet flooring and radiator.

### Open Plan Living Dining Room

23'9" x 11'8" (7.25m x 3.56m )

UPVC double glazed window to the front, carpet flooring, gas fire place, two radiators and UPVC double glazed sliding doors to the rear garden.

### Kitchen

11'9" x 8'10" (3.59m x 2.70m )

Fitted with a range of wall, base and drawer units, work surfacing and tiled splashback, stainless steel one and half bowl sink and drainer unit, inset electric oven and gas hob, space and fittings for free standing appliances to include fridge freezer and washing machine, laminate flooring, radiator, and UPVC double glazed window to the rear and side.

### Rear Lobby

With access to the garage and UPVC double glazed door to the garden.

### Bedroom One

11'8" x 11'3" (3.57m x 3.45m )

UPVC double glazed window to the front, carpet flooring and radiator.

### Bedroom Two

12'3" x 11'9" (3.74m x 3.60m )

UPVC double glazed window to the rear, carpet flooring and radiator.

### Bedroom Three

8'3" x 6'11" (2.53m x 2.12m )

UPVC double glazed window to the front, carpet flooring and radiator.

### Bathroom

Incorporating a three piece suite comprising; low level WC, wash hand basin, bath with mains powered shower over, part tiled walls, radiator and UPVC double glazed window to the side and rear.

### Outside

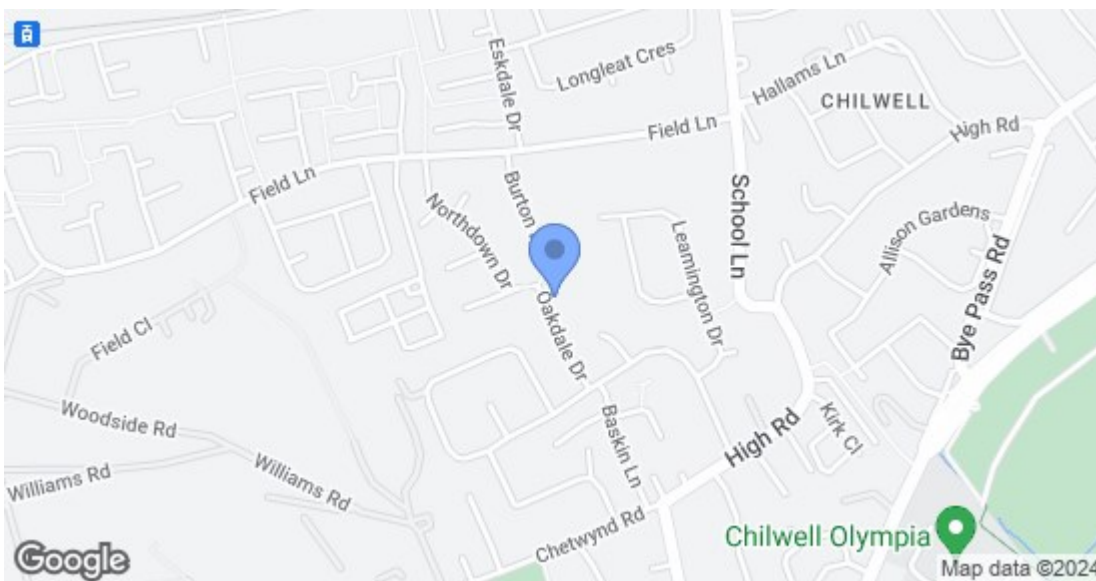
To the front of the property there is low maintenance pebbled area with a paved driveway for approximately four to five cars. Gated side access leads to the private and enclosed rear garden which is mainly laid to lawn and features a paved patio seating area, mature shrubs, flowerbeds, shed and green house.

### Garage

With up and over door to the front and power.



**Robert Ellis**  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		66	
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.