



**Taylors**



## Sunningdale Drive, OAKHAM / TIVIDALE.

3 1 2





Beautifully situated within this SOUGHT AFTER & ADMIRE Residential Cul-De-Sac, located within the EXTREMELY POPULAR AREA of OAKHAM / TIVIDALE, is this VERY WELL PROPORTIONED & MOST APPEALING, THREE BEDROOM, DETACHED RESIDENCE. This DECEPTIVELY SPACIOUS PROPERTY is for sale with NO UPWARD CHAIN and even though now requires some cosmetic improvements & modernisation, encompasses HUGE POTENTIAL for FAMILIES to create a TRULY WONDERFUL FAMILY HOME. An EARLY VIEWING is ESSENTIAL if appreciate the POTENTIAL of the accommodation on offer, and together with having an EXTENSIVE Range of Local Amenities, Excellent Transport Links & GOOD SCHOOLING close by, in brief comprises: Reception Hall, Sitting Room, Dining Room, Kitchen, Landing, Three Well Proportioned First Floor Bedrooms & House Bathroom with Separate W.C. Furthermore with Lawned Fore Garden, Long Adjoining Driveway which provides OFF ROAD PARKING, Gas Central Heating, Timber Windows, GARAGE & Truly Lovely Rear Garden with Initial Patio Area for Alfresco Dining & Secluded / Well Maintained Lawn.

**ROOM DIMENSIONS**

**GROUND FLOOR**

**Reception Hall**

**Sitting Room** - 3.7m x 3.6m (12'1" x 11'9")

**Dining Room** - 2.9m x 2.6m (9'6" x 8'6")

**Kitchen** - 2.9m x 2.6m (9'6" x 8'6")

(Measurements taken at widest available points)

**FIRST FLOOR**

**Landing**

**Bedroom 1** - 3.8m x 3.1m (12'5" x 10'2")

(Measurements taken at widest available points)

**Bedroom 2** - 3.9m x 3m (12'9" x 9'10")

(Measurements taken at widest available points)

**Bedroom 3** - 2.4m x 2.3m (7'10" x 7'6")

(Measurements taken at widest available points)

**House Bathroom**

**Separate W.C**

**OUTSIDE**

**Driveway**

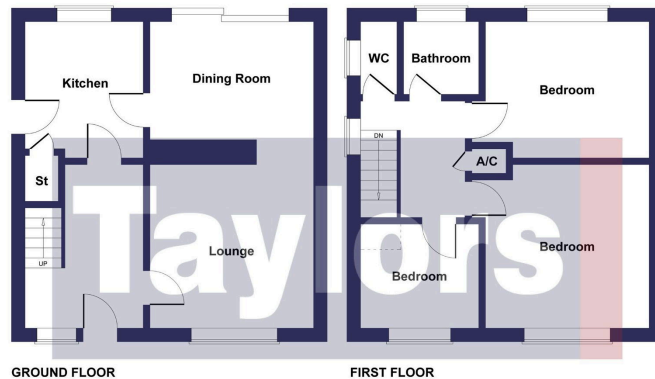
**Garage**

**Lovely Rear Garden**

EPC: D. Council Tax Band: D. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard, superfast & ultrafast broadband is available at this property. Construction: We believe the property is of a standard construction type (this must be checked by any potential buyers conveyancing solicitor / surveyor). According to gov.uk, there is a very low risk chance of yearly flooding. Tenure: Freehold.



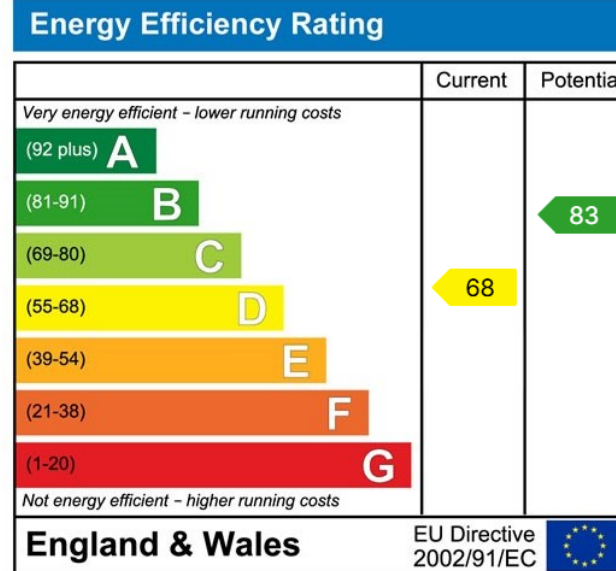
## Sunningdale Drive, Tividale, B69 1PX



FOR GUIDE PURPOSES ONLY:

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- VERY WELL PROPORTIONED & MOST APPEALING, DETACHED RESIDENCE.
- THREE WELL PROPORTIONED FIRST FLOOR BEDROOMS
- NO UPWARD CHAIN
- LONG DRIVEWAY & GARAGE
- IN NEED OF COSMETIC MODERNISATION
- EXTREMELY SOUGHT AFTER AREA OF OAKHAM / TIVIDALE
- WONDERFUL REAR GARDEN
- TWO CHARMING RECEPTION ROOMS
- HUGE POTENTIAL
- EXTENSIVE RANGE OF AMENITIES & POPULAR SCHOOLING CLOSE BY



**MISREPRESENTATION ACT 1967:** These particulars do not constitute any part of an offer or a contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make nor give, and neither Taylors nor any person in their employment has any authority to make or give any representation or warranty whatsoever about this property. As the seller's estate agents, we are not surveyors or conveyancing experts, and we cannot comment on the property's condition or issues relating to the title or other legal issues that may affect this property unless we have been made aware of such matters. Interested parties should employ professionals to make such enquiries before making transactional decisions. **EPC:** can be supplied free of charge. **CONSUMER PROTECTION REGULATIONS (2008):** These particulars have been prepared with care and approved by the vendors (where possible) but are intended as a guide only, with measurements being approximate and usually the maximum size, which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. **FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included in the sale price. Taylors have NOT tested any apparatus, equipment, fixture or fitting and cannot verify they are in working order or fit for their purpose. **PLANNING PERMISSION / BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do Taylors accept any responsibility for such not having been obtained.

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