



**Taylors**



# Greenfels Rise, Oakham, Dudley, DY2 7TP.

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This THOUGHTFULLY EXTENDED & IMMACULATELY MAINTAINED, FOUR BEDROOM, DETACHED RESIDENCE is BEAUTIFULLY SITUATED within this EXTREMELY SOUGHT AFTER CUL-DE-SAC, located within the POPULAR AREA of OAKHAM, and furthermore encompasses a WONDERFULLY PROPORTIONED & VERY WELL PROPORTIONED layout of accommodation, of which is PERFECTLY SUITED for GROWING FAMILIES. This FANTASTIC FAMILY HOME is for sale with NO UPWARD CHAIN and together with having GREAT POTENTIAL to EXTEND to the side & rear (subject to the usual planning permissions), has an EXTENSIVE RANGE of DESIRABLE SCHOOLING, Regular Transport Links & EXCELLENT LOCAL AMENITIES. An EARLY VIEWING is ESSENTIAL if to appreciate the accommodation on offer.

**ROOM DIMENSIONS**

**GROUND FLOOR**

**Side Entrance Hall**

**Guests Cloakroom / W.C**

**Extended & Spacious Sitting Room** - 6.8m x 4.2m (22'3" x 13'9) (Measurements taken at widest available points)

**Separate Dining Room** - 3.9m x 2.7m (12'9" x 8'10") (Measurements taken at widest available points)

**Fitted Kitchen** - 3.3m x 2.9m (10'9" x 9'6") (Measurements taken at widest available points)

**FIRST FLOOR**

**Landing**

**Bedroom 1** - 3.4m x 3m (11'1" x 9'10") (Measurements taken at widest available points)

**Bedroom 2** - 3.3m x 2.9m (10'9" x 9'6")

**Bedroom 3** - 3m x 2.7m (9'10" x 8'10") (Measurements taken at widest available points)

**Bedroom 4** - 3m x 2.7m (9'10" x 8'10") (Measurements taken at widest available points)

**House Bathroom**

**OUTSIDE**

**Impressive Driveway**

**Garage**

**Stunning & Good Sized Rear Garden**

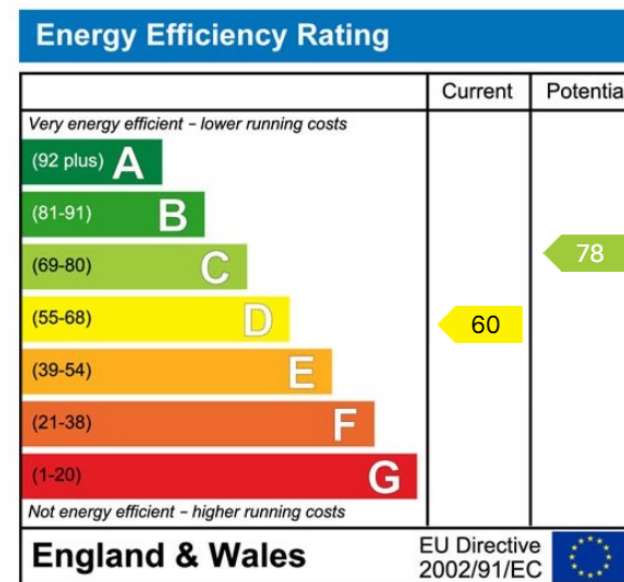
EPC: D. Council Tax Band: D. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard & ultrafast broadband is available at this property. Construction: We believe the property is of a standard construction type (this must be checked by any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







- THOUGHTFULLY EXTENDED & IMMACULATLY MAINTAINED DETACHED RESIDENCE
- FOUR VERY WELL PROPORTIONED FIRST FLOOR BEDROOMS
- POTENTIAL TO EXTEND (SUBJECT TO THE USUAL PLANNING PERMISSIONS)
- IMPRESSIVE DRIVEWAY & GARAGE
- BEAUTIFULLY SITUATED WITHIN THIS LOVELY & SOUGHT AFTER CUL-DE-SAC
- NO UPWARD CHAIN
- STUNNING & GOOD SIZED REAR GARDEN
- TWO SPACIOUS RECEPTION ROOMS
- PERFECT FOR GROWING FAMILIES
- EXCELLENT RANGE OF POPULAR SCHOOLING & LOCAL AMENITIES CLOSE BY



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