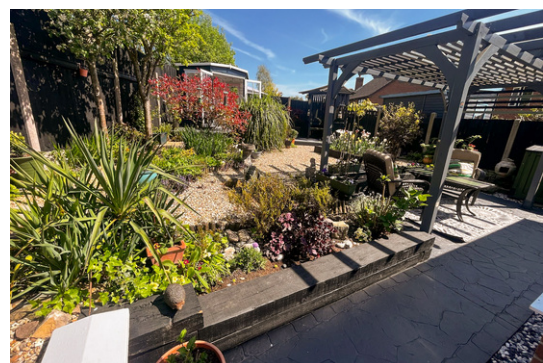


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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Oakfield Court, Stanley Common, Ilkeston, Derbyshire , DE7 6XB **£260,000**



FEATURES:

- TWO BEDROOM BUNGALOW
- DETACHED
- CORNER PLOT
- CUL DE SAC LOCATION
- GARAGE AND DRIVEWAY
- CONSERVATORY
- GARDENS TO SIDE AND REAR WITH SUMMER HOUSE
- FITTED KITCHEN AND SHOWER ROOM
- SOUGHT AFTER LOCATION
- NO UPWARD CHAIN



COUNCIL TAX BAND: C EPC RATING: D

Entrance Hallway
Radiator, doors to all rooms.

Lounge
4.87 m x 3.14 m (16'0" x 10'4")
UPVC window to front aspect,
radiator, feature fireplace, tv point.

Kitchen
3.10 m x 2.91 m (10'2" x 9'7")
UPVC windows to front and side
aspect, fitted kitchen comprising of
base and wall units with roll top
work surface, sink unit, part tiled
walls, cooker, vinyl flooring, space
for fridge, plumbing for washing
machine.

Shower Room
UPVC window to side aspect, three
piece suite comprising of shower
cubicle, pedestal hand wash basin,
WC, tiled walls, towel rail, fitted
cupboard.

Bedroom One
3.43 m x 3.68 m (11'3" x 12'1")
UPVC patio doors leading into the

conservatory, fitted wardrobes and
drawers, radiator.

Bedroom Two
2.89 m x 2.52 m (9'6" x 8'3")
UPVC patio doors leading into the
conservatory, radiator.

Conservatory
2.45 m x 5.45 m (8'0" x 17'11")
UPVC windows and french doors
leading onto the rear garden.

Outside
To the side of the property is a
beautifully landscaped area with
mature shrubs and plants, with
gated access to the front.
To the rear of the property is a patio
area, mature shrubs and plants, the
garden has been landscaped to a
high standard, summer house with
a further seating area, the rear
garden is enclosed via panelled
fencing.
To the front is a driveway for off
street parking leading to a
detached single garage.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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