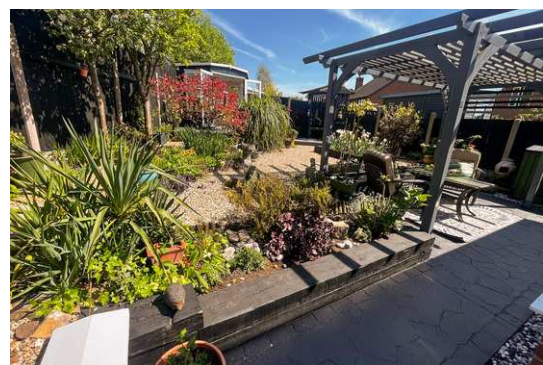


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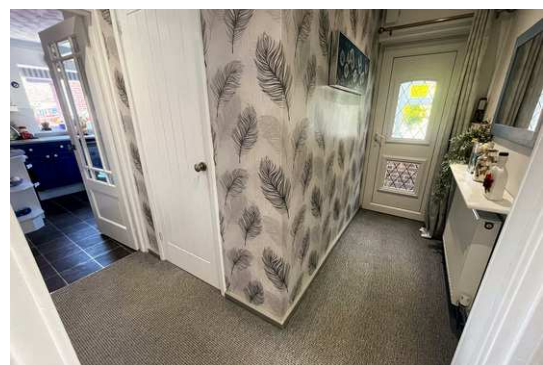
ESTATE AGENTS

## Oakfield Court, Stanley Common, Ilkeston, Derbyshire , DE7 6XB Offers Over £250,000



### **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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