



Royal Oak Drive  
Selston NOTTINGHAM





# Royal Oak Drive Selston NOTTINGHAM NG16 6QE

for sale offers over  
**£225,000**



## Property Description

New to the market is this well-presented semi-detached home, ideal for families and first time buyers alike. The property is positioned in a desirable location in the village of Selston close to major road links such as the A38 and the M1, local amenities and schools. In Brief the property comprise of an entrance lounge, kitchen diner, to the first floor is two double bedrooms and a single bedroom along with a modern bathroom. The loft space has been fully converted into the main bedroom with a dormer to the rear elevation. To the rear of the property is a well-presented garden with a lawned area, patio area and decking with timber pagoda over, fencing to boundaries and door into the garage and an up and over garage door and a gated access leading to the front of the property. To the front of the property is a driveway providing ample off road parking. This property is a must view to truly appreciate all it has to offer.

## Lounge

14' 3" x 12' 1" ( 4.34m x 3.68m )

Accessed through the front composite door situated to the front elevation, stairs leading to the first floor, UPvc and radiator to the front elevation with LVT flooring.

## Kitchen/diner

15' 6" x 10' 9" ( 4.72m x 3.28m )

Situated to the rear elevation with matching wall and base units , solid rounded counter tops over , double oven with extractor over, plumbing for washer and dishwasher and slate tiled flooring. Ample space with a French doors out into the enclosed rear garden.

## First Floor Landing

Allowing access to all rooms and stairs up to the main bedroom.

## Family Bathroom

Situated to the rear elevation , this beautiful 3 piece fully tiles bathroom suite consists of a low level W/C , vanity sink and bath with an over head shower.



### Bedroom Two

14' x 9' 5" ( 4.27m x 2.87m )

Situated to the rear elevation, with carpet flooring radiator and double glazed window.

### Bedroom Three

.11' 2" x 8' 4" ( 3.40m x 2.54m )

Situated to the front elevation with double glazed window radiator and carpet flooring.

### Bedroom Four

7' 10" x 7' 3" ( 2.39m x 2.21m )

Situated to the front elevation , with radiator double glazed window and carpet flooring.

### Second Floor

With a small landing allowing access to the main bedroom.

### Bedroom One

13' x 11' ( 3.96m x 3.35m )

Situated on the top floor , with double glazed window to the rear elevation, storage to the front elevation , radiator and carpet flooring.

### Front

The front of the property sits back from the road with ample off road parking, gated access to the side with more parking space and leading to the garage and garden.

### Rear

With fenced boundaries , a lawned area and patio out of the kitchen diner, private and well situated with hot and cold water feed outside also.

### Garage

18' x 9' ( 5.49m x 2.74m )

With power and lighting and an up and over garage door to the front.



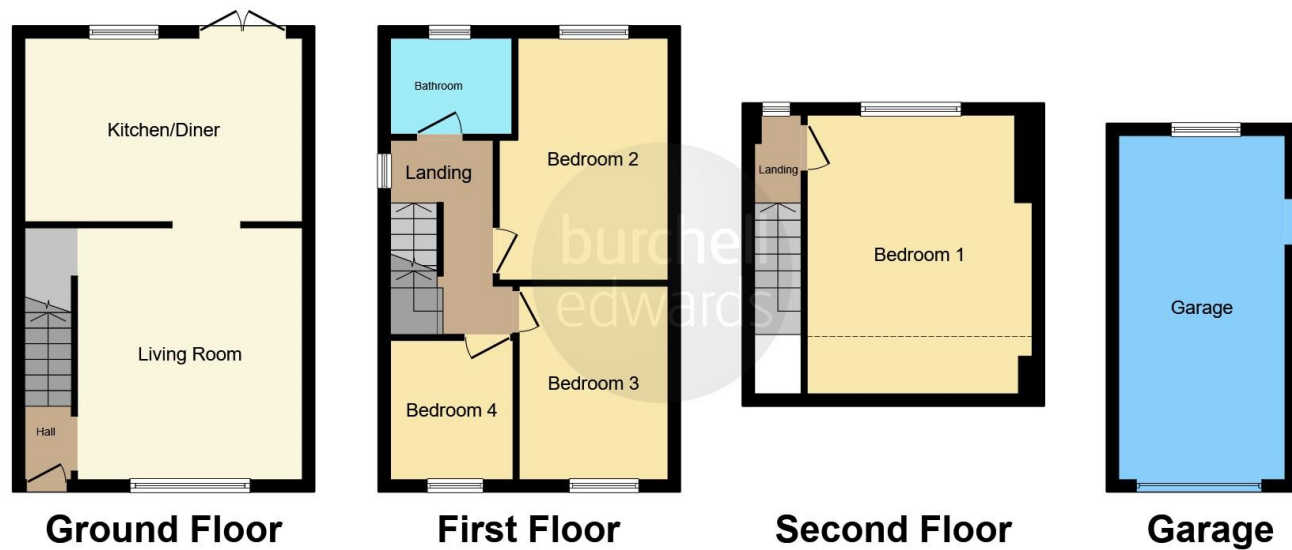












This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

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**EPC Rating: C**

Tenure: Freehold

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