



10 Oaks Close, Ranskill, DN22 8PH



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£265,000



KEY FEATURES

- NO UPWARD CHAIN
- THREE BEDROOMS
- SHOWER ROOM
- PRIVATE AND ENCLOSED GARDEN
- KITCHEN
- DETACHED GARAGE
- EPC RATING C
- FREEHOLD





Welcome to 10 Oaks Close, a charming three-bedroom property that offers a perfect blend of comfort and convenience. The home features a bright and spacious lounge with a feature bay window, alongside a modern kitchen equipped with a range of integrated appliances, making it ideal for both relaxing and entertaining. A standout feature is the lovely conservatory with French doors that open to a private, easy-to-maintain rear garden, which also includes a detached garage with power and lighting. Complete with a driveway, a gravelled front garden, and a modern walk-in shower room, this property is designed for a low-maintenance lifestyle.

Porch

UPVC door with obscure glass window, and three tall glazed windows to the front aspect. Tiled floor throughout.

Entrance Hall

Carpeted throughout with a single-panel radiator. Doors leading to the lounge and a separate WC.

WC

Double-glazed window to the right aspect. Features a low-level, single-flush WC, a wall-mounted washbasin, and a 'Baxi' gas boiler.

Lounge 4.86m x 3.94m (15'11" x 12'11")

Double-glazed obscure glass bay window to the front aspect. Carpeted throughout. Includes a TV point, double-panel radiator, and a fireplace with surround.

Kitchen 3.07m x 3.52m (10'1" x 11'6")

Floor and wall cupboards, an integrated fridge freezer, and an integrated microwave with a single electric fan oven. A four-ring electric hob with extractor fan. Bowl-and-a-quarter sink with a drainer. Space and plumbing for a freestanding dishwasher and a freestanding washing machine. Double-panel radiator and a double-glazed window to the right aspect. A door with double-glazed obscure glass leads to the driveway on the right aspect.

Middle Hallway

Storage cupboard, loft hatch, carpeted throughout, and a single-panel radiator.

Bedroom One 3.64m x 2m (11'11" x 6'7")

Double-glazed window to the front aspect. Double-panel radiator and carpeted throughout.

Bedroom Two 3.37m x 3.24m (11'1" x 10'7")



Carpeted throughout, single-panel radiator, and French doors leading into the conservatory.

Bedroom Three 2.77m x 2.37m (9'1" x 7'10")

Double-glazed window to the right aspect, single radiator, and carpeted throughout with storage.

Shower Room 1.72m x 2.68m (5'7" x 8'10")

Double-glazed obscure glass window to the left aspect. Features a walk-in shower with wall-mounted controls and a showerhead. Wall-mounted heated towel rail. Wash hand basin on a vanity unit with a mixer tap, and a dual-flush WC.

Conservatory 2.74m x 2.77m (9'0" x 9'1")

Double-glazed to three aspects with a solid ceiling. French doors lead to the rear garden. Includes a single-panel radiator.

Gardens and Grounds

Gravelled front garden with a driveway along the right aspect of the property. The rear garden is private and enclosed and easy to maintain with a gravelled area. A detached garage with power and lighting is also included.



Disclaimer

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed, If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The floor plan shown in these particulars is for illustrative purposes only and should not be interpreted as a scaled drawing. Any site measurements given are subject to site survey.

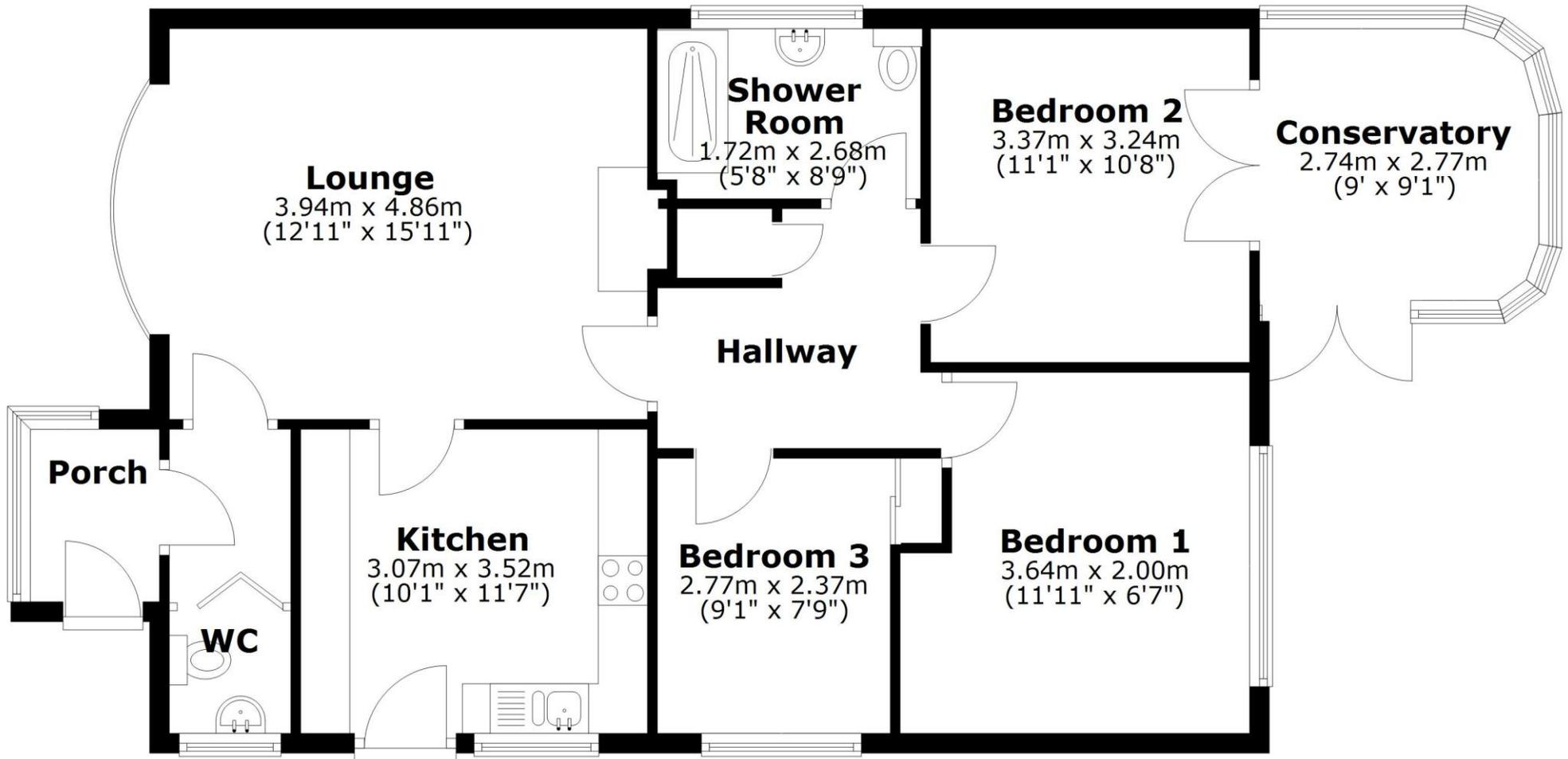
Services

We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.

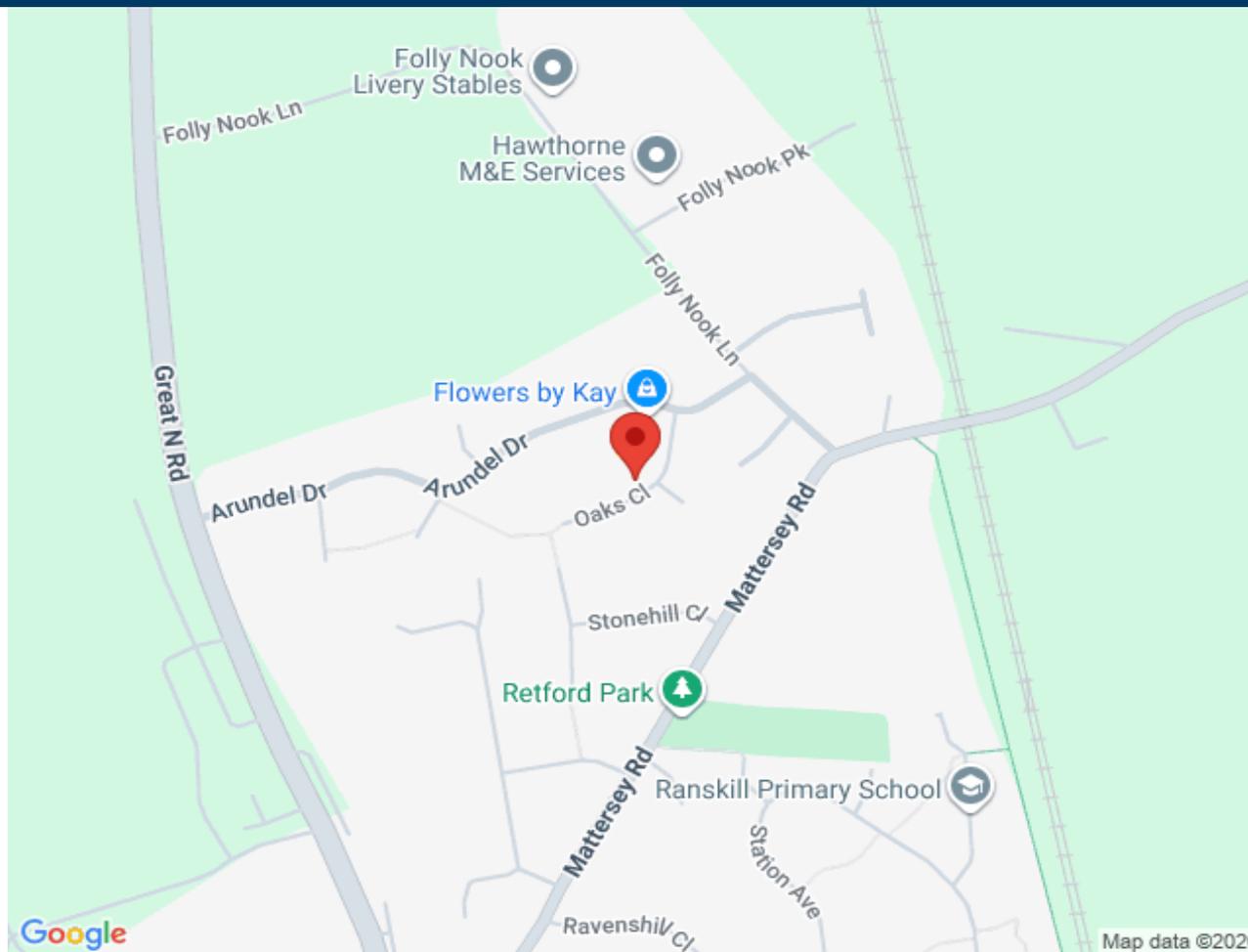


Ground Floor

Approx. 88.9 sq. metres (957.0 sq. feet)



Total area: approx. 88.9 sq. metres (957.0 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

