



Oakdale Drive,
Beeston, Nottingham
NG9 5LF

£320,000 Freehold



A spacious three-bedroom, detached property with the benefit of no upward chain.

Situated in Chilwell, you are within close proximity to both Beeston Town Centre and Chilwell Retail parking, therefore giving you a wide variety of local amenities on your doorstep, this includes shops, restaurants, public houses, health care facilities, Attenborough Nature Reserve, and transport links.

This great property would be considered an ideal opportunity for a large variety of buyers including growing families or anyone looking to relocate to this popular and convenient location.

In brief the internal accommodation comprises; A welcoming entrance hall, open plan living and dining room, extended kitchen, and downstairs WC. Then rising to the first floor are three bedrooms and family bathroom.

Outside the property to the front is a block paved garden and driveway with ample off-street parking and side access to the rear garden. The rear is also paved keeping it low maintenance with a detached garage.

Having only ever had one owner, this delightful property is offered to the market with the advantage of gas central heating and UPVC double glazing throughout and is well worthy of an early internal viewing.



Entrance Hall

UPVC double glazed door through to the entrance hall, with carpeted flooring, radiator and UPVC double glazed window to the side passage.

Lounge

A carpeted reception room, with radiator, gas fire with marble effect hearth and UPVC double glazed bay window to the front aspect. Archway opening up into the dining room.

Dining Room

A carpeted reception room, with radiator and UPVC double glazed sliding door to the rear garden.

Kitchen

A range of wall and base units with work surfacing over and tiled splashbacks, sink with mixer tap and drainer, inset gas hob with extractor fan above and integrated electric oven. Space and fittings for freestanding appliances to include washing machine and tumble dryer. Integrated fridge and UPVC double glazed window to the rear and UPVC double glazed door and window to the side aspect..

Downstairs WC

Wash hand basin and low-level flush WC, fully tiled walls, radiator and UPVC double glazed window to the side aspect.

First Floor Landing

UPVC double glazed window to the side, carpet flooring, loft hatch, and doors leading to the bathroom, and three bedrooms,

Bedroom One

A double bedroom, with carpeted flooring, radiator, large fitted wardrobes and draw units, and UPVC double glazed bay window to the front aspect.

Bedroom Two

A double bedroom, with exposed floorboards, radiator, large fitted wardrobes and draw units, and UPVC double glazed window to the rear aspect.

Bedroom Three

A single bedroom, with carpeted flooring, radiator and UPVC double glazed window to the front aspect.

Bathroom

Incorporating a three-piece suite comprising low flush WC, fitted wash hand basin, walk in mains powered shower with glass shower screen, fully tiled walls, radiator and UPVC double glazed windows the side and rear aspect.

Outside

To the front of the property is a paved garden and driveway with ample off-street parking and side access leading to the rear garden. This is then also paved keeping it low maintenance for any future buyers.

Garage

Up and over garage door, window and pedestrian door to the side.

Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

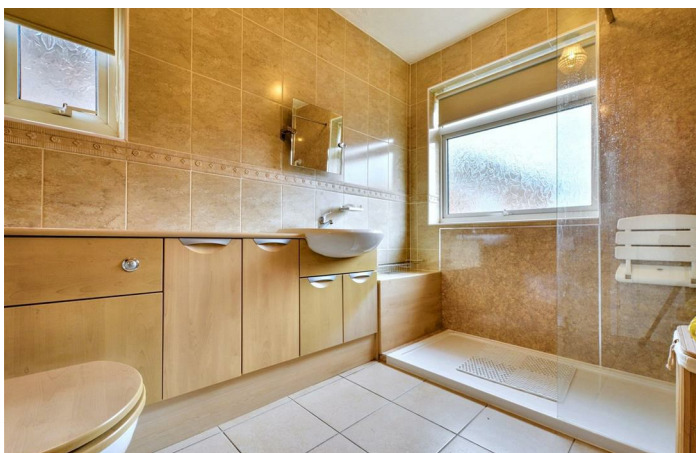
Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

Has the Property Flooded?: No

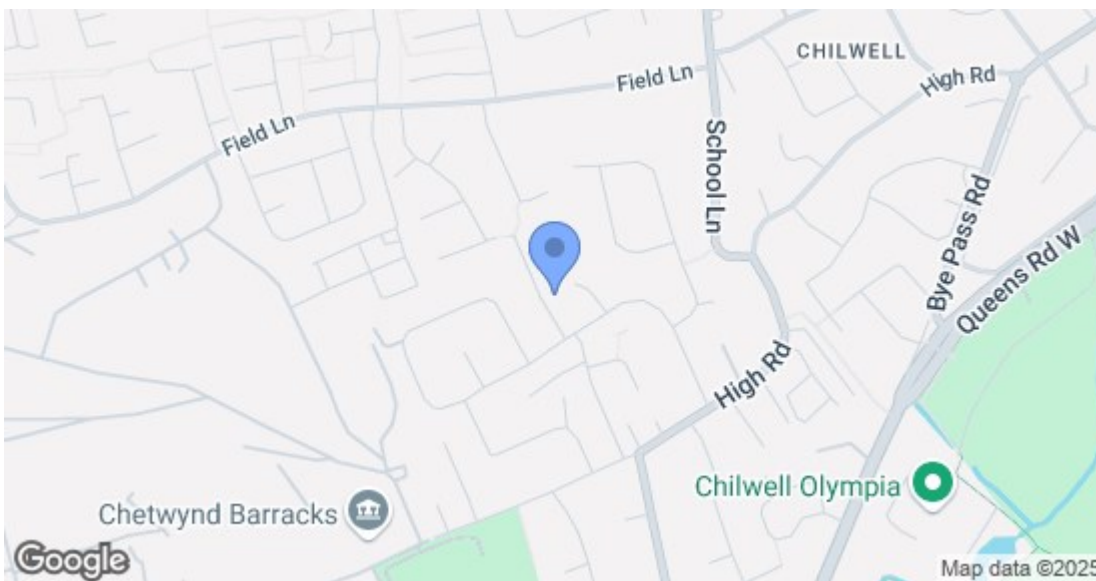
Disclaimer:

These details and Key facts are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Full material information is available in hard copy upon request.





Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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