



**Connells**

Oakham Road  
Oakham Dudley



Oakham Road  
Oakham Dudley DY2 7TQ

for sale offers in the region of  
**£370,000**



### Property Description

**\*\*A BEAUTIFUL TRADITIONAL FAMILY HOME SET ON A PRESTIGIOUS POSITION ON THE POPULAR OAKHAM ROAD\*\*** The property benefits from spacious accommodation to comprise through lounge, breakfast room, fitted kitchen, utility room, four bedrooms, two bathrooms, garage and stunning private and mature rear garden.

### Entrance Hallway

Having entrance door to the front elevation, stairs to first floor accommodation, understairs storage cupboard, wooden floorboards, central heating radiator.

### Through Lounge

28' 11" x 12' 3" ( 8.81m x 3.73m )

Double glazed bay window to the front, double glazed french door to the rear, t.v. point, two central heating radiators, four wall lights, gas fire with feature fire surround.

### Breakfast Room / Snug

7' 9" x 7' 3" ( 2.36m x 2.21m )

Single glazed window to the side, log burner with feature surround, wooden floorboards, t.v. point.

### Kitchen

10' 4" x 10' 8" ( 3.15m x 3.25m )

A fitted kitchen to comprise a range of wall and base units with roll top work surfaces over, one and a half bowl sink unit, space for domestic appliances, plumbing for dishwasher, tiling to splashback, central heating radiator, double glazed bow window to the rear elevation, double glazed window to the side.

### Utility Room

19' 3" (max) x 7' 6" ( 5.87m (max) x 2.29m )

Double glazed door to the rear, door to garage, stainless steel sink unit with work surfaces, space for domestic appliances, plumbing for automatic washing machine, tiled floor.



**First Floor**

**Landing**

Loft access with pull down ladder, double glazed window to the rear, doors to

**Bedroom One**

15' 2" (into bay) x 9' 9" ( to wardrobe door ) ( 4.62m (into bay) x 2.97m ( to wardrobe door ) )

Double glazed bay window to the front, central heating radiator, fitted wardrobe.

**Bedroom Two**

12' 2" x 12' 2" ( 3.71m x 3.71m )

Double glazed window to the rear, built-in wardrobe, t.v. point, central heating radiator.

**Bedroom Three**

11' 3" x 7' 2" ( 3.43m x 2.18m )

Double glazed & secondary glazed window to the front, central heating radiator.

**Bedroom Four**

7' 9" x 7' 3" ( 2.36m x 2.21m )

Double glazed window to the front, central heating radiator.

**Shower Room**

Shower cubicle, wash hand basin in vanity unit, w.c., central heating radiator, tiled floor, tiling to splashback, double glazed window to the front elevation.

**Family Bathroom**

7' 4" x 7' 3" ( 2.24m x 2.21m )

Suite to comprise corner bath with mixer tap, wash hand basin, w.c., radiator, towel rail, tiled, tiled floor, double glazed window to the rear elevation.

**Outside**

To the front of the property tarmac driveway giving off road parking for four cars, lawned foregarden with various plants and shrubs, security lighting., Private and beautiful south facing mature rear garden having paved patio area, lawn with plants and shrubs, greenhouse, shed, outside tap and power point, security lighting.

**Garage**

17' 3" x 7' 4" ( 5.26m x 2.24m )

Double doors, wall mounted boiler, power and lighting.



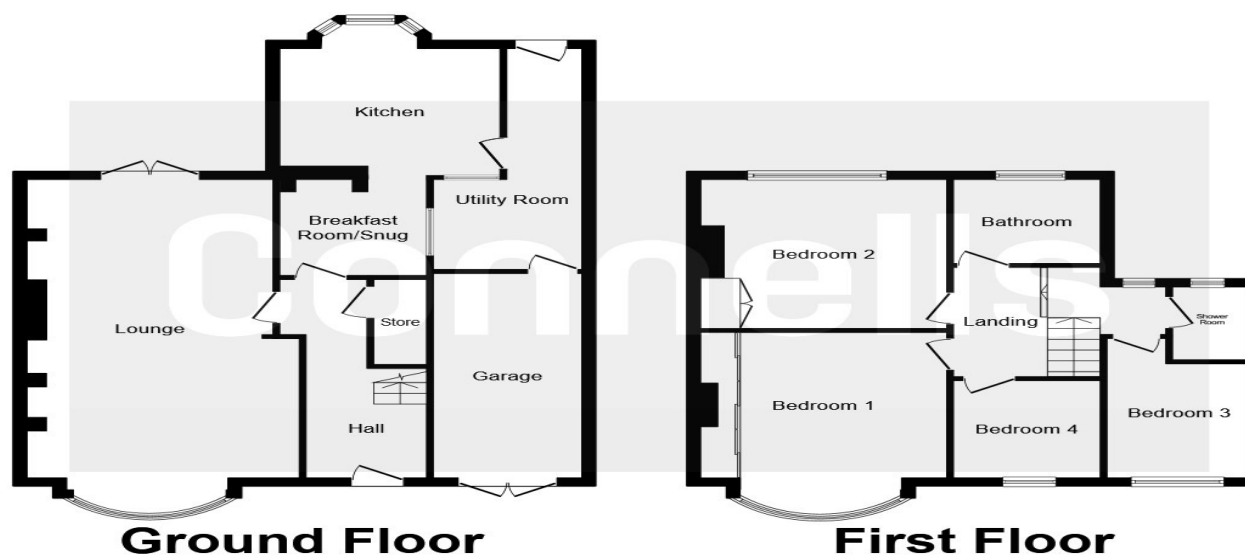












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Connells. Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: D**

Tenure: Freehold

**view this property online** [connells.co.uk/Property/DUD308449](http://connells.co.uk/Property/DUD308449)



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