



Smiths
your property experts

Oliver Road

Kirk Hallam

- No upward chain
- Refurbished and upgraded semi-detached home
- Rewired, redecorated and new carpets throughout
- Brand new fully fitted kitchen with French doors
- Three bedrooms (two doubles) and a family bathroom
- Tiered gardens with a garden room having power
- Private driveway providing off-road parking for several vehicles
- Substantial detached garage with power and lighting

General Description

Smiths Property Experts offer to the market with no upward chain, this refurbished and heavily upgraded three-bedroom home occupying a generous plot in a quiet residential street in Kirk Hallam.

The property is within walking distance of a full host of amenities in the village and is ideally placed for easy access to Nottingham, Derby, and further afield via the nearby M1 motorway link.

The property must be seen to be fully appreciated, and would make an ideal family home or first time purchase.





The Property

The property is presented in 'turnkey' condition, offering approximately 800 square feet of newly decorated living accommodation laid across two floors. Boasting uPVC double glazing and gas central heating throughout, the living spaces are light-filled and spacious. Prior to marketing, the property was fully rewired and redecorated and benefits from new carpets throughout and a brand new, fully fitted kitchen. The seller has also upgraded the fireplace at a considerable cost. Expect to find accommodation comprising in brief: an entrance hall/porch, a generous sitting room, and an open-plan kitchen/diner fully fitted to an excellent standard and with direct garden access via glazed doors to the rear. There are three good-sized bedrooms (two are large double sizes) and a clean, bright family bathroom.

The Outside

Set back from the road in this quiet residential setting, the property has a private driveway to the right-hand side, giving off-road parking for several vehicles and mature low-maintenance front gardens. Wrought Iron gates secure the driveway to the side, behind which is a substantial detached garage with power and lighting. The rear gardens are immaculate, tiered, and spacious. The borders are mature, and to the top of the garden is a superb timber garden room with independent power.





Property Information

EPC Rating: C.

Tenure: Freehold. Council Tax Band: B.

Local Authority: Erewash Borough Council.

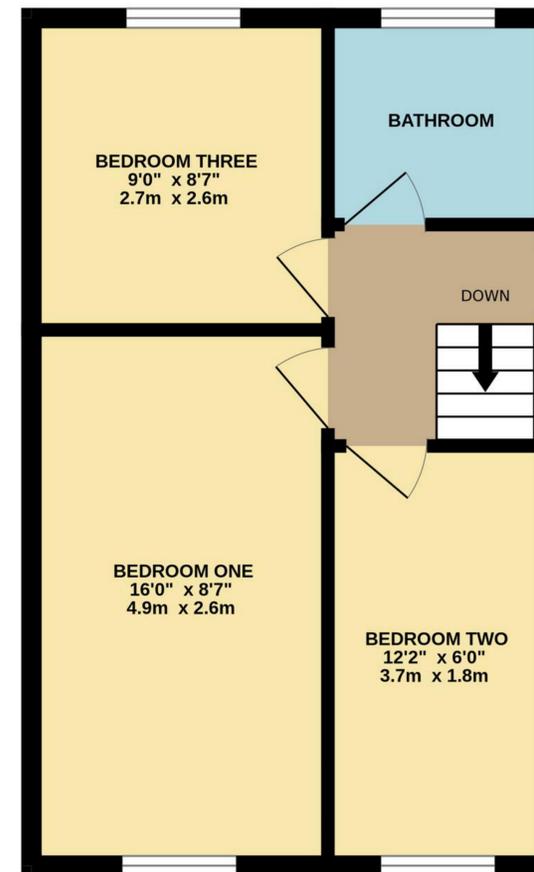
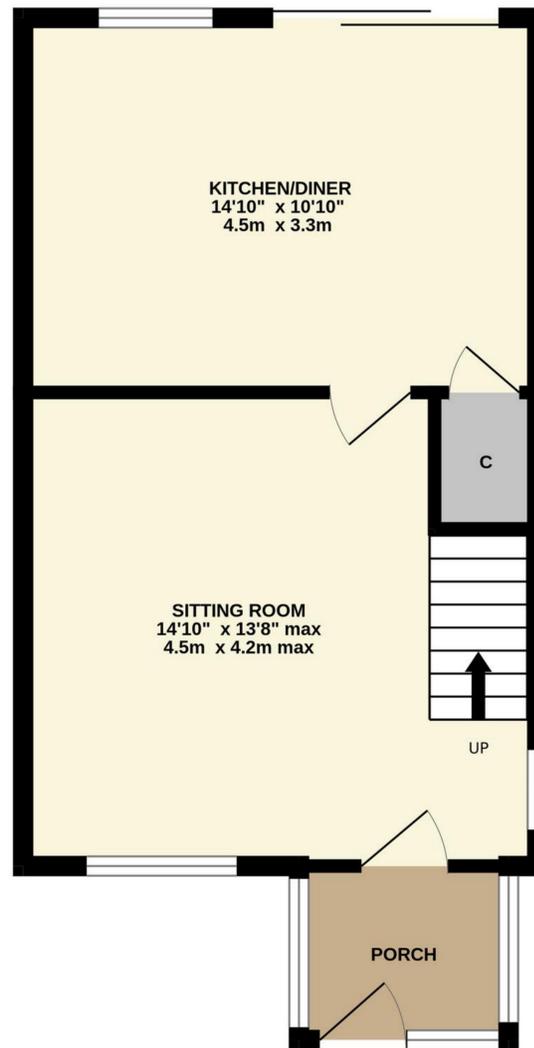
Important Information

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Smiths Property Experts

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TOTAL FLOOR AREA : 759 sq.ft. (70.5 sq.m.) approx.

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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