

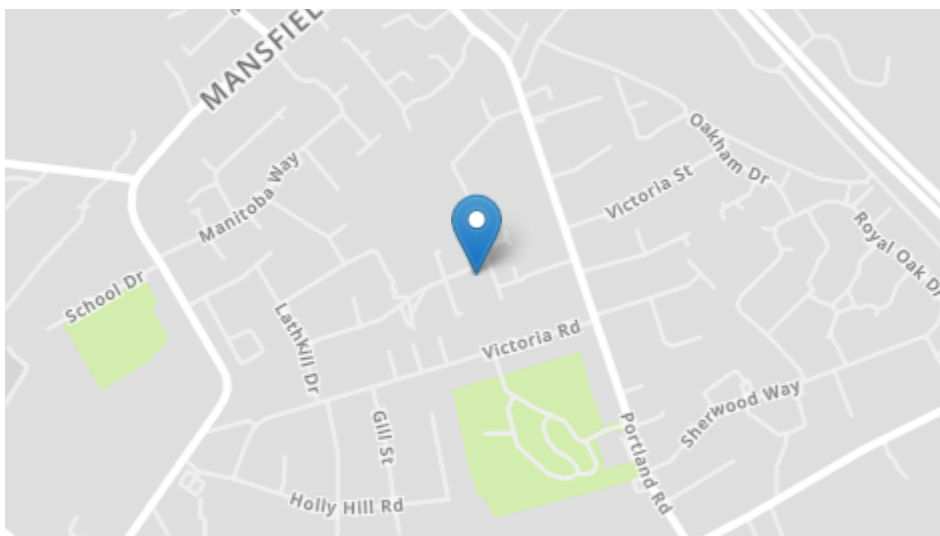
Penrose Court, Selston, NG16 6RH

£350,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		74	84
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



- Detached Home
- 4 Double Bedrooms
- Modern Fitted Kitchen
- Separate Lounge, Dining Room & Play Room
- Downstairs WC, En Suite & Family Bathroom
- Driveway & Converted Garage
- Landscaped Rear Garden
- Cul De Sac Location

Our Seller says....

want to view?  
 Call us on 0115 938 5577  
 Our lines are open 8am - 8pm  
 7 Days a week  
 or email  
 mail@watsons-residential.co.uk  
 Ref - 28052810

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY  
 www.watsons-residential.co.uk

0115 938 5577  
 8am-8pm - 7days



\*\*\* OWN YOUR OWN SHOW HOME! \*\*\* This larger than average 4 bedroom detached family home was the show home for this intimate development of executive homes and as such was built upon a larger plot and has a larger internal living space. Presented to an impeccable standard of fit and finish the living accommodation comprises of; living room, dining room, study/playroom, fitted kitchen/breakfast, downstairs WC, 4 bedrooms with master en-suite and family bathroom and an integrated garage comprising a fitted kitchen area ideal for BBQ's/parties or even a business from home! Outside to the front is ample private parking including space for a caravan/motorhome and to the rear is a landscaped very well maintained garden. We think this will be a very popular home for families looking to live in this sought after village which has great amenities with local schools and shops and also great access to the M1 nearby at junctions 27/28. Call us today to book your viewing!

#### Ground Floor

##### Entrance Hall

Composite entrance door to the front, and doors to the lounge, breakfast kitchen, dining room, play room and downstairs wc. Radiator, built in storage cupboard, slate tiled floor, and stairs to the first floor.

##### Dining Room

5.27m x 2.46m (17' 3" x 8' 1") UPVC double glazed window to the front, radiator, and Karndean wood effect flooring.

##### Playroom

2.94m x 2.4m (9' 8" x 7' 10") UPVC double glazed window to the front, radiator and laminate wood flooring.

##### Lounge

4.49m x 3.63m (14' 9" x 11' 11") UPVC double glazed bay window to the rear, with uPVC double glazed French doors leading to the rear garden. Inglenook feature fireplace and radiator.

##### Breakfast Kitchen

3.84m x 2.65m (12' 7" x 8' 8") A range of shaker style matching wall & base units with solid wood work surfaces incorporating an inset 1.5 bowl ceramic sink & drainer unit. Integrated appliances including; waist height electric oven, fridge freezer, dishwasher and 5 ring gas hob with extractor over. UPVC double glazed window to the rear, tiled floor, partly tiled walls, breakfast bar, ceiling spotlights, radiator and uPVC double glazed door to the rear garden.

##### WC

Obscured uPVC double glazed window to the side, wc, vanity sink unit, radiator and slate tiled floor.

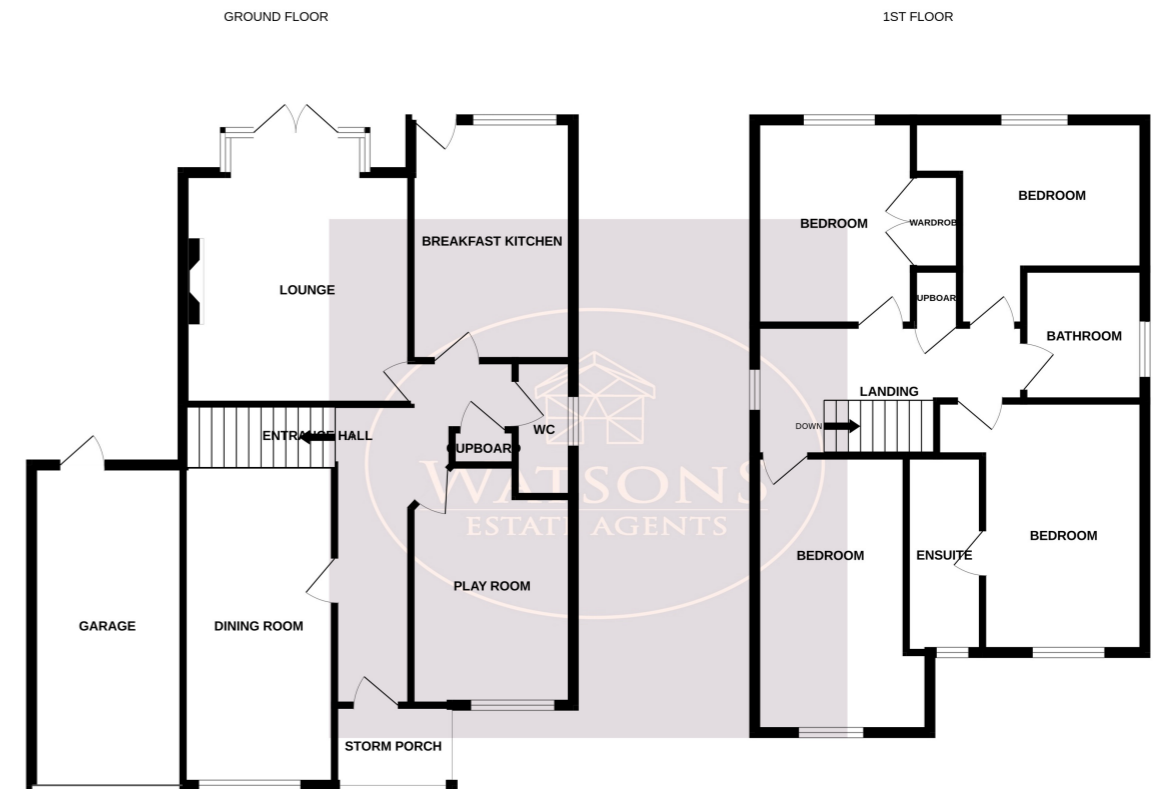
#### First Floor

##### Landing

UPVC double glazed window to the side, airing cupboard, access to the attic and radiator. Doors to all bedrooms and the bathroom.

##### Bedroom 1

3.17m x 2.98m (10' 5" x 9' 9") UPVC double glazed window to the front, radiator and door to the en suite.



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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##### En Suite

White 3 piece suite comprising; wc, pedestal sink unit and shower cubicle with mains fed shower. Chrome heated towel rail, extractor fan, tiled floor and obscured uPVC double glazed window to the front.

##### Bedroom 2

2.88m x 2.78m (9' 5" x 9' 1") UPVC double glazed window to the rear, radiator and fitted wardrobe.

##### Bedroom 3

3.64m x 2.88m (11' 11" x 9' 5") UPVC double glazed window to the rear and radiator.

##### Bedroom 4

3.24m x 2.46m (10' 8" x 8' 1") UPVC double glazed window to the front and radiator.

##### Bathroom

White 3 piece suite comprising; wc, pedestal sink unit and panelled bath with mains fed rainfall shower over. Chrome heated towel rail, tiled walls & floor, extractor fan and obscured UPVC double glazed window to the side.

##### Outside

To the front of the property is a tarmac driveway with parking space for multiple cars, leading to the garage and flower bed borders with a range of plants and shrubs.

The tiered rear garden is enclosed by timber fences to the perimeter with gated access to the side and comprises; paved patio, turfed lawn, timber shed and flower bed borders with a range of plants and shrubs.

##### Garage

Single garage fitted with power and up and over door. Fitted with a range of matching wall and base units with work surfaces incorporating a 1.5 bowl sink & drainer unit and twin electric hob, plumbing for washing machine and wall mounted combination boiler.