

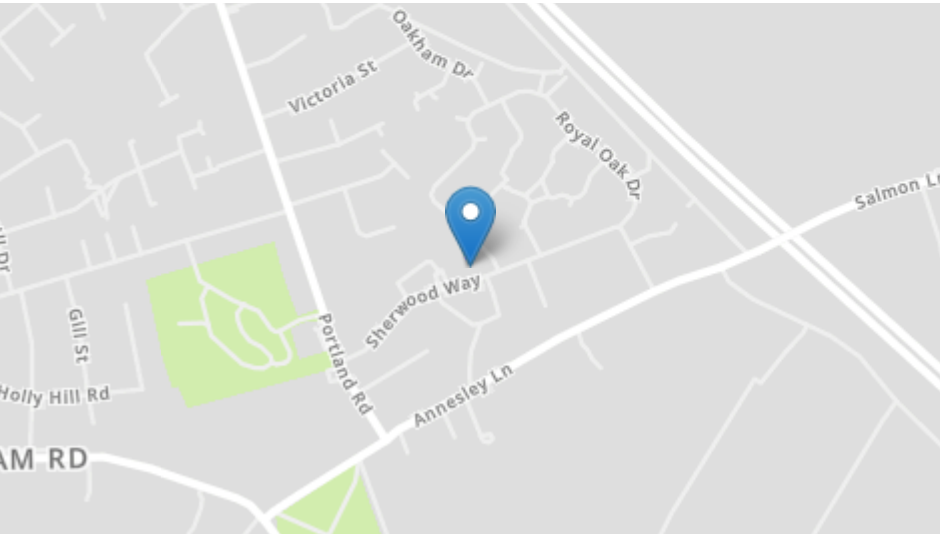
Sherwood Way, Selston, NG16 6PZ

Offers over £190,000



Sherwood Way, Selston, NG16 6PZ

Offers over £190,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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 - 19079858

Our Seller says....

- Detached Bungalow
- 3 Double Bedrooms
- Open Plan Lounge & Dining Area
- Off Road Parking
- Private Low Maintenance Rear Garden
- Ease Of Access to M1
- Popular Village Location
- Viewing Recommended
- No Upward Chain

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





\*\*\* BEAUTIFUL THROUGHOUT \*\*\* Upgraded by the current owner to a high standard, this detached bungalow would be perfect for buyers looking for a fuss free home. The accommodation briefly comprises, lounge diner, kitchen fitted with modern units and integrated appliances, inner hallway, 3 bedrooms and a bathroom. Outside, to the front of the property a gravel driveway provides ample off road parking. A low maintenance rear garden to the rear enjoys a good degree of privacy and is enclosed by timber fencing. Selston is popular for its proximity to the countryside and is just a few minutes drive from Junction 27 of the M1 motorway. Nearby amenities include a post office, public house, restaurant and convenience store. For more information or to book your viewing appointment, call our team.

**Inner Hall**

Access to the attic, utility cupboard housing the wall mounted combination boiler, radiator and doors to the lounge diner, kitchen, bedrooms 1 & 2 and bathroom.

**Lounge Diner**

7.19m x 3.42m (23' 7" x 11' 3") UPVC double glazed window to the side, wooden fire surround and tiled hearth, 2 radiators, sliding patio doors to the rear and doors leading to the kitchen and bedroom 3

**Kitchen**

3.4m x 2.42m (2.83m max) (11' 2" x 7' 11") A range of matching wall & base units, solid wood work surfaces incorporating an inset Country style sink. Integrated appliances to include: waist height oven & grill, 5 ring gas hob with extractor over, dishwasher and fridge freezer. Plumbing for washing machine, tiled flooring, ceiling spotlights, uPVC double glazed window and external door to the side.

**Bedroom 1**

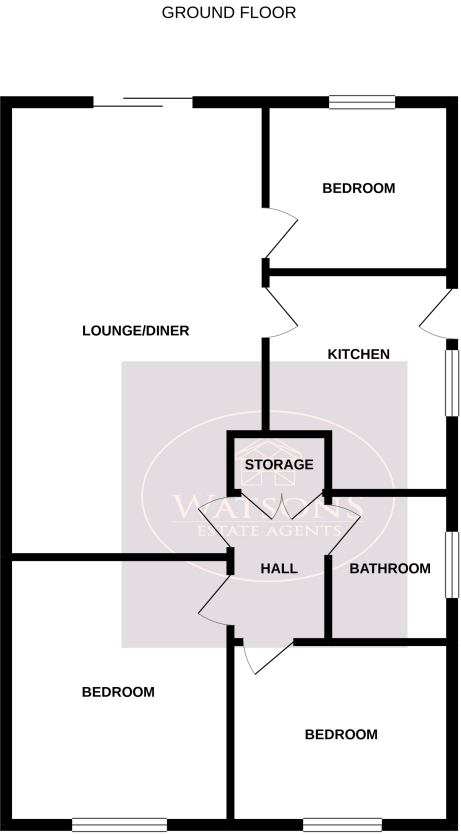
3.36m x 2.78m (11' 0" x 9' 1") UPVC double glazed window to the front and radiator.

**Bedroom 2**

4.4m x 3.4m (14' 5" x 11' 2") UPVC double glazed window to the front and radiator.

**Bedroom 3**

2.8m x 2.56m (9' 2" x 8' 5") UPVC double glazed window to the rear and radiator.



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.  
Made with floorplan 02022

**Bathroom**

3 piece suite in white comprising WC, pedestal sink unit and P shaped bath with dual rainfall effect shower over. Ceiling spotlights, extractor fan, chrome heated towel rail and obscured uPVC double glazed window to the side.

**Outside**

To the front of the property there is a gravel driveway providing ample off road parking. The rear garden offers a good level of privacy with gravel patio area, artificial lawn sections, plum slate flower bed borders with a range of plants & shrubs, external tap and 2 timber sheds. The garden is enclosed by timber fencing to the perimeter with gated access to the front.