

Lilley Close, Selston, NG16 6DZ

Offers Over £325,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Detached Family Home
- 4 Double Bedrooms
- 2 Reception Rooms
- En Suite To Primary Bedroom
- Downstairs WC & Utility Room
- Driveway & Garage
- Walking Distance To Amenities
- Ease Of Access To M1

Our Seller says....

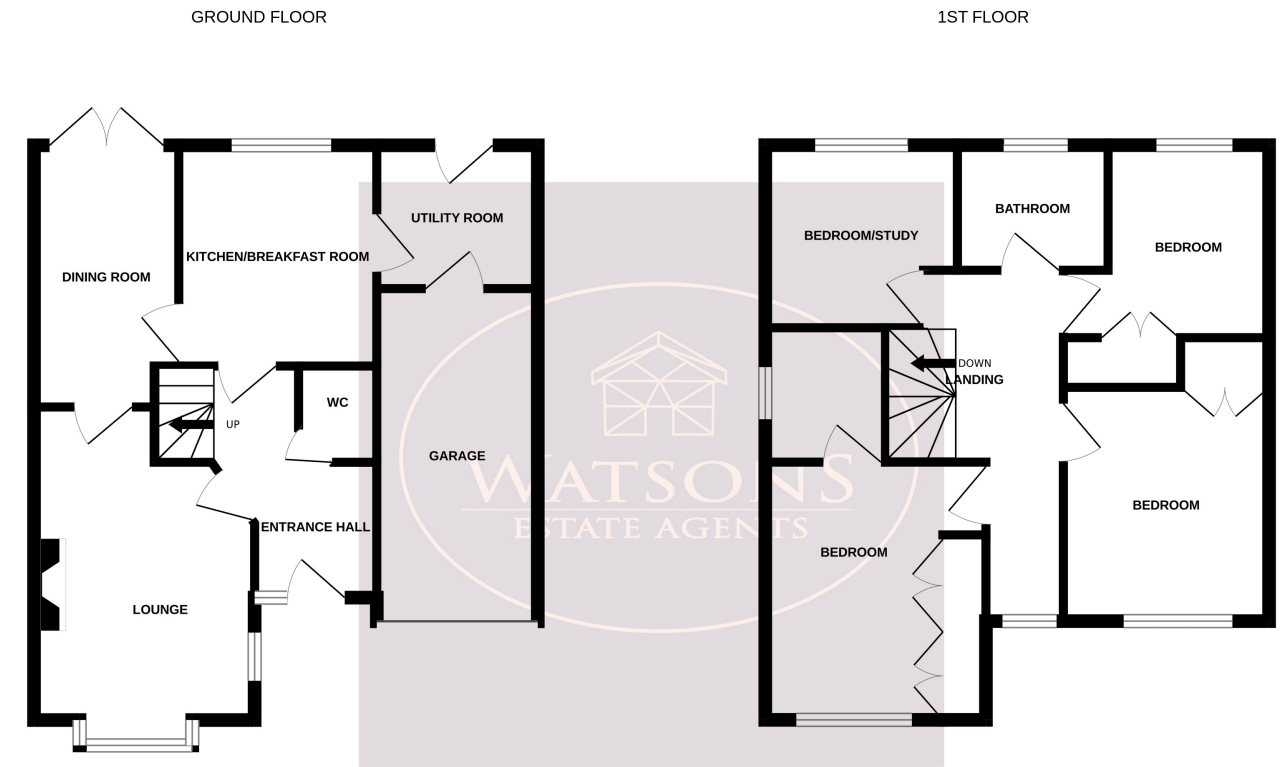
want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 26744270

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
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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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*** FAMILY FAVOURITE *** This perfect family home is a credit to the current owners. This well presented detached property is situated on a pleasant cul-de-sac and would be idea for buyers looking for a long term family home. Spacious living as well as a sought after location, this home ticks both those boxes. The property in brief comprises to the ground floor; entrance hall, w/c, lounge with bay window, dining room with french doors leading to the rear garden, breakfast kitchen, utility and access to the garage. To the first floor a landing giving access to a family bathroom, four double in size bedrooms, the primary bedroom with an en suite. To the outside a front garden with driveway providing off road parking and leading to the garage, to the rear an enclosed garden with patio and lawn areas. Selston is popular for its local amenities, bus routes, family friendly pubs and easy access to open countryside, as well as Junction 27 of the M1 motorway. Nearby Towns include Eastwood & Hucknall, both just a short drive away.

Ground Floor

Entrance Hall

UPVC double glazed door to the front, radiator, stairs to the first floor and doors to the WC, lounge & breakfast kitchen.

WC

WC, pedestal sink unit, radiator and extractor fan.

Lounge

4.84m (5.78m) max x 3.92m (15' 11" x 12' 10") UPVC double glazed bay window to the front, uPVC double glazed window to the side, feature marble fire place with marble hearth and inset space for fire, 2 radiators and door to the dining room.

Dining Room

4.5m x 2.53m (14' 9" x 8' 4") UPVC double glazed French doors leading to the rear garden, wood effect laminate flooring and radiator.

Breakfast Kitchen

3.31m x 3.23m (10' 10" x 10' 7") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl stainless steel sink & drainer unit. Integrated electric oven & gas hob with extractor over. Ceiling spotlights, plumbing for dishwasher, tiled flooring, radiator and door to the utility room and door to the side

Utility Room

Plumbing for washing machine and dryer, boiler, radiator and uPVC double glazed door to the rear.

First Floor

Landing

UPVC double glazed window to the front, storage cupboard, radiator and doors to all bedrooms and bathroom.

Primary Bedroom

3.98m x 3.93m (13' 1" x 12' 11") UPVC double glazed window to the front, fitted wardrobe, radiator and door to the en suite.

En Suite

3 piece suite in white comprising WC, pedestal sink unit & shower cubicle with extractor over. Heated towel rail and obscured uPVC double glazed window to the side.

Bedroom 2

3.6m x 3.26m (11' 10" x 10' 8") UPVC double glazed window to the front, fitted wardrobe and radiator.

Bedroom 3

3.6m x 3.44m (11' 10" x 11' 3") UPVC double glazed window to the rear, fitted wardrobe and radiator.

Bedroom 4

3.4m x 3.39m (11' 2" x 11' 1") UPVC double glazed window to the rear and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with hand held mixer shower. Radiator, heated towel rail and obscured uPVC double glazed window to the rear.

Outside

To the front of the property are flower bed borders with a range of mature plants & shrubs. A tarmac driveway provides ample off road parking and leads to the integral garage with up & over door and power. The rear garden offers a good level of privacy and comprises a paved patio, turfed lawn and is enclosed by timber fencing to the perimeter with gated access to the side.