

Victoria Road, Selston, NG16 6EQ

Guide Price £300,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B	84	
(69-80)	C		
(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 House
- 3 Double Bedrooms
- Generous Lounge
- Spacious Fitted Dining Kitchen
- Utility Room / Downstairs WC
- En Suite & Family Bathroom
- Driveway & Double Garage
- Low Maintenance Rear Garden

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 - 28335593

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



*** GUIDE PRICE £300,000 - £325,000 *** DON'T BELIEVE WHAT THEY SAY, SIZE IS EVERYTHING! ***

Boasting 144sq meters of internal living space this large 3 DOUBLE bedroom detached is bigger inside than many 4 bedroom detached homes! Located in the village of Selston with great links to the M1 and A38 this bespoke built property benefits from a spacious living room, large living/kitchen/dining area with a modern fitted kitchen, utility/downstairs WC, a large master bedroom with en-suite, family bathroom and to the outside ample parking to both the front and rear, large DOUBLE GARAGE with space above that could be consider ideal for conversion to an annex or separate accommodation with a private garden space behind with a wooden outbuilding and hot tub which will remain. Offered with NO CHAIN call our team today to book your viewing!

Ground Floor

Entrance Hall

UPVC entrance door to the side, ceiling spotlights, radiator and built in under stairs storage cupboard. Doors to the lounge, dining kitchen, utility room/wc, and stairs to the first floor.

Lounge

6.24m x 3.85m (20' 6" x 12' 8") 2 uPVC double glazed windows to the front and 2 radiators.

Dining Kitchen

6.24m x 5.24m (20' 6" x 17' 2") A range of matching wall & base units with worksurfaces incorporating an inset 1.5 bowl stainless steel sink and drainer unit. Integrated appliances including electric oven, dishwasher and gas hob with extractor over. Breakfast bar, 2 radiators, ceiling spotlights, tiled floor, uPVC double glazed window to the side and French doors to the rear garden.

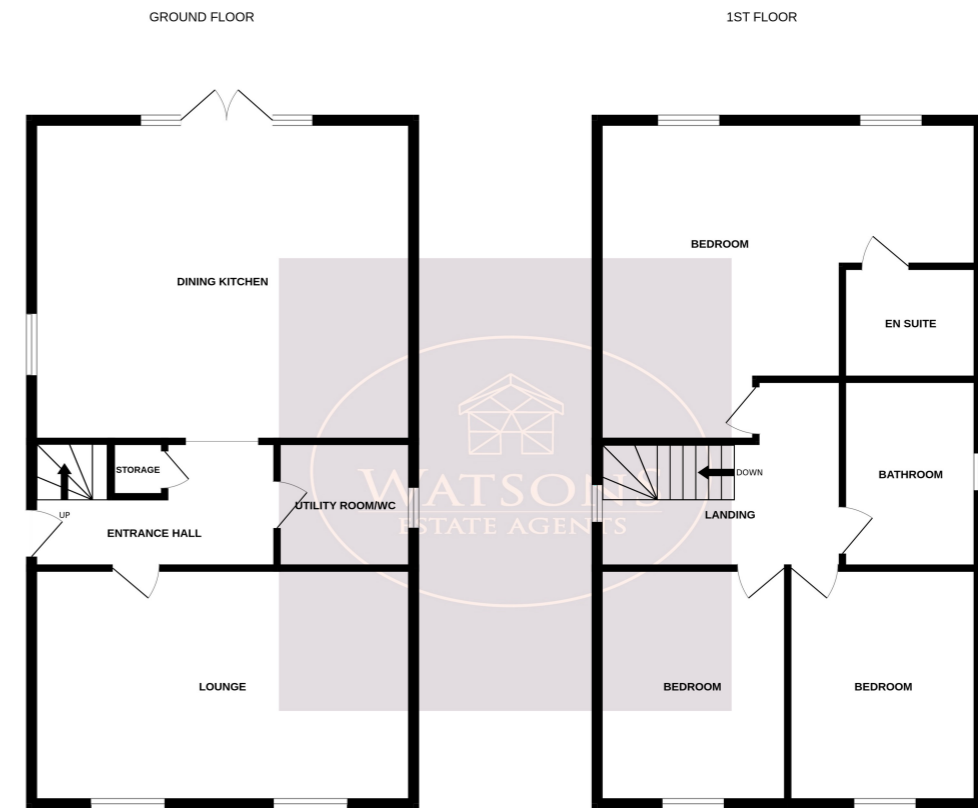
Utility Room/WC

A range of matching base units with worksurface over. Plumbing for washing machine, space for tumble dryer and wall mounted combination boiler. WC, pedestal sink, tiled floor and uPVC double glazed window to the side.

First Floor

Landing

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



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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Bedroom 1

6.24m x 5.23m Max (20' 6" x 17' 2") 2 uPVC double glazed windows to the rear, radiator and door to the en suite.

En Suite

White 3 piece suite comprising wc, vanity sink unit and shower cubicle with mains fed shower. Chrome heated towel rail, ceiling spotlights and extractor fan.

Bedroom 2

3.86m x 3.05m (12' 8" x 10' 0") UPVC double glazed window to the front and radiator.

Bedroom 3

3.86m x 3.05m (12' 8" x 10' 0") UPVC double glazed window to the front and radiator.

Bathroom

White 3 piece suite comprising wc, vanity sink unit and panelled bath with electric shower over. Chrome heated towel rail, ceiling spotlights, extractor fan and obscured uPVC double glazed window to the side.

Outside

To the front of the property is a tarmac driveway with space for multiple vehicles leading alongside to the detached double garage which is fitted with power and up & over door. The rear garden is enclosed by timber fencing with gated access to the side and comprises paved patio area, brick paved driveway, artificial lawn, and summer house.