

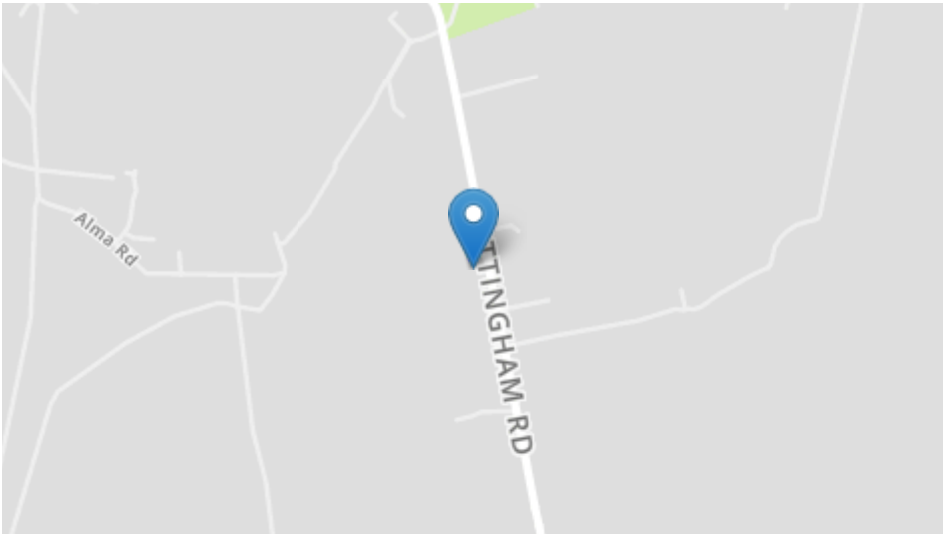
Nottingham Road, Selston, NG16 6AD

£270,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	78
England, Scotland & Wales		
EU Directive 2002/91/EC		



- Semi Detached Family Home
- Three Good Size Bedroom
- Cosy Lounge With Inglenook Fireplace
- Modern Fitted Dining Kitchen
- Light & Airy Family Room
- Utility/Downstairs WC
- Four Piece Family Bathroom
- Large Driveway & Detached Garage
- Generous Enclosed Rear Garden
- Open Countryside Views

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 - 29566308

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



*** RELAX AND TAKE IN THE STUNNING VIEWS! *** This beautifully presented and maintained extended 3 bedroom family home is located in a popular village with fine, open countryside views to the rear and to the front! The extended, light and airy living space comprises; entrance hallway, living room, kitchen/dining room opening onto a further family/garden room, utility room with downstairs WC, 3 bedrooms all with great views and a family bathroom. Parking is provided by a large private driveway with ample space for many vehicles leading to a detached garage. The village boasts excellent schools, great road links to the A38 and M1, easy access to public transport and a variety of shops, take away restaurants and local pubs nearby. A very rare opportunity to secure this fine family home, so do not delay, call us now to book your viewing!

Ground Floor

Entrance Hall

UPVC double glazed entrance door, original internal entrance door, Minton tiled flooring, stairs to first floor, stairs to first floor, radiator and doors to lounge and dining kitchen.

Lounge

3.79m x 3.53m (12' 5" x 11' 7") UPVC double glazed bay window to the front, inglenook fireplace and radiator.

Dining Kitchen

5.79m x 3.79m (19' 0" x 12' 5") A range of matching wall and base units with worksurfaces incorporating an inset 1.5 stainless steel sink & drainer unit. Integrated appliances including electric oven, electric hob with extractor over and space for fridge freezer. UPVC double glazed window to the side, radiator and uPVC French doors to the family room.

Family Room

4.75m x 4.20m (15' 7" x 13' 9") UPVC double glazed window to the front and side, laminate wood flooring, ceiling spotlights, ceiling lantern, radiator, door to the utility/downstairs wc and uPVC French doors to the rear garden.

Utility/Downstairs WC.

Obscured uPVC double glazed window to the side, wc, vanity sink, wood laminate flooring and plumbing for washing machine and dryer.

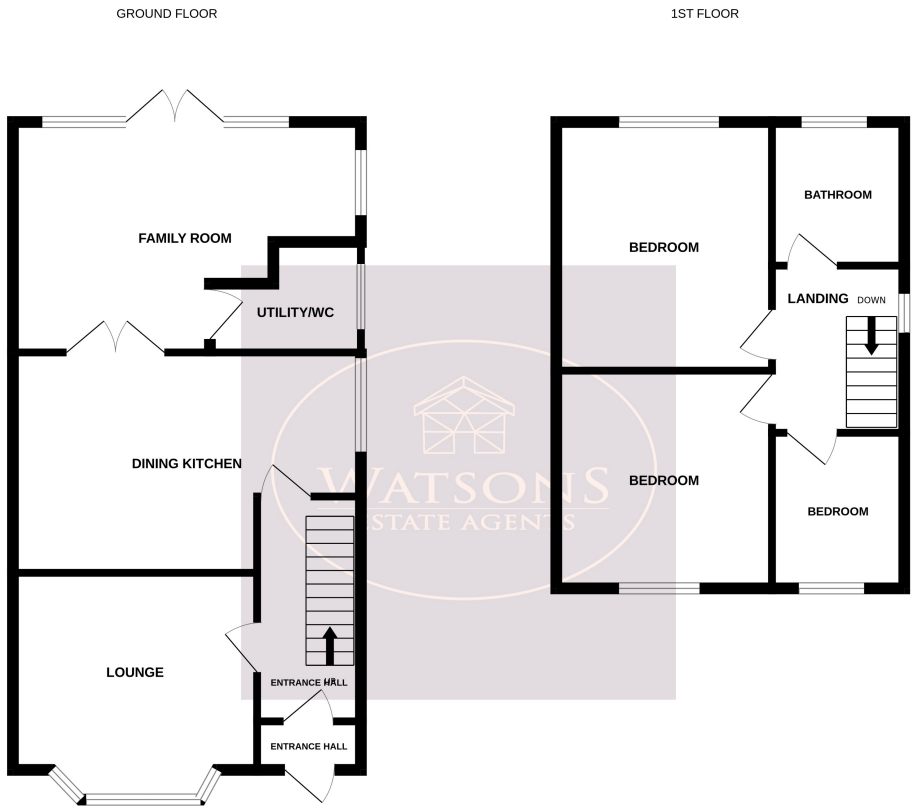
First Floor

First Floor Landing

Doors to bedrooms and bathroom and uPVC double glazed window to the side.

Bedroom 1

3.81m x 3.03m (12' 6" x 9' 11") UPVC double glazed window to the rear with views, fitted wardrobes 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 Metropix 02025

Bedroom 2

3.35m x 3.32m (11' 0" x 10' 11") UPVC double glazed window to the front with views, and radiator.

Bedroom 3

2.40m x 2.04m (7' 10" x 6' 8") UPVC double glazed window to the front and radiator.

Bathroom

White four piece suite comprising wc, pedestal sink, panel bath and mains fed cubicle shower. Obscured uPVC double glazed window to the rear, partially tiled walls and radiator.

Garage

Detached single garage fitted with power and uPVC door to the side.

Outside

To the front of the property is an expansive gravel drive, leading to the detached garage and entrance door with a timber fence giving access to the rear garden. The rear garden features a gravel seating area, large turfed lawn, two timber sheds and access to the garage; enclosed by a mixture of timber fencing and brick walls, with open views to the rear.

*** AGENT NOTE ***

AGENT NOTE: The seller has provided us with the following information; the gas boiler is located under the stairs, it is 13 years old.