

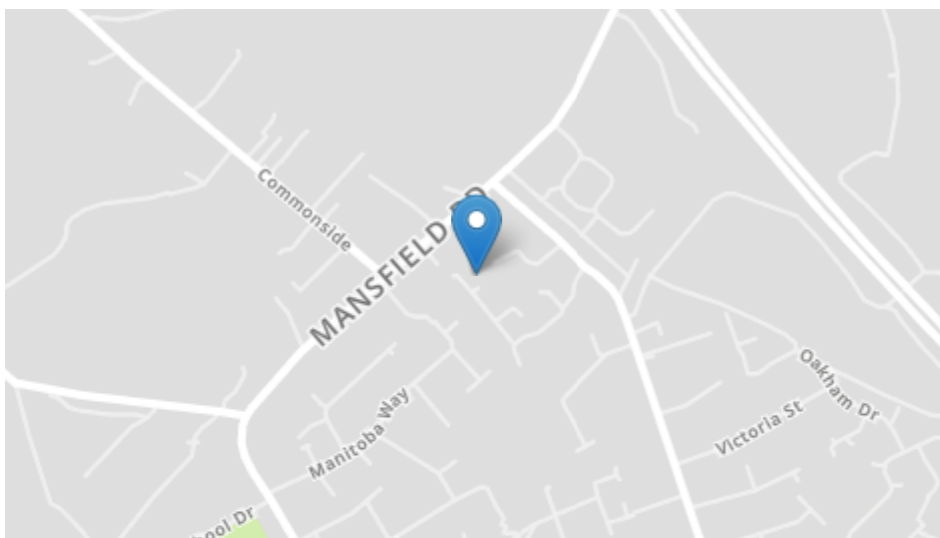
Pippin Close, Selston, NG16 6JE

Offers Over £200,000



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| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | 89 |
| (81-91) | B | | |
| (69-80) | C | 76 | |
| (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 | |



- Modern Town House
- 4 Bedrooms
- Fitted Dining Kitchen
- Lounge
- Downstairs WC, En Suite & Family Bathroom
- Driveway & Garage
- Private 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 - 28102720

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



LIVE THE VILLAGE LIFE A fantastic four bedroom modern town house in the popular village of Selston. Offering spacious and flexible living accommodation set over three floors, this is the perfect home for a growing family. Ideally located at the end of the cul-de-sac with a generous plot of pleasant tree lined outlook. Briefly comprising; lounge, lobby, downstairs wc, dining kitchen with pantry cupboard. To the first floor two spacious bedrooms, and to the second floor, a further two bedrooms, primary with ensuite, and family bathroom. Outside, the property is positioned at the end of the cul-de-sac, with a driveway providing off road parking to the side, along with a garage with power. The rear garden is of a generous size, and privately enclosed with a tree lined outlook. Selston is a popular village, offering an array of amenities including a supermarket, local shops, micropubs and countryside walks. Nearby road links including the M1 at J27 provide excellent access to the surrounding towns. Contact Watsons today to arrange your viewing.

Ground Floor

Lounge

3.9m x 3.38m (12' 10" x 11' 1") Composite entrance door and uPVC double glazed window to the front, 2 radiators, door to the inner lobby and stairs to the first floor.

Inner Lobby

Doors to the lounge, kitchen and downstairs WC.

Dining Kitchen

4.22m x 3.87m (13' 10" x 12' 8") A range of matching high gloss wall & base units with worksurfaces incorporating an inset 1.5 bowl sink and drainer unit. Integrated appliances including fridge freezer, dishwasher, microwave, waist height electric oven and gas hob with extractor over. UPVC double glazed windows and French doors to the rear, vertical radiator and pantry cupboard.

WC

WC, vanity sink unit and radiator.

First Floor

Landing

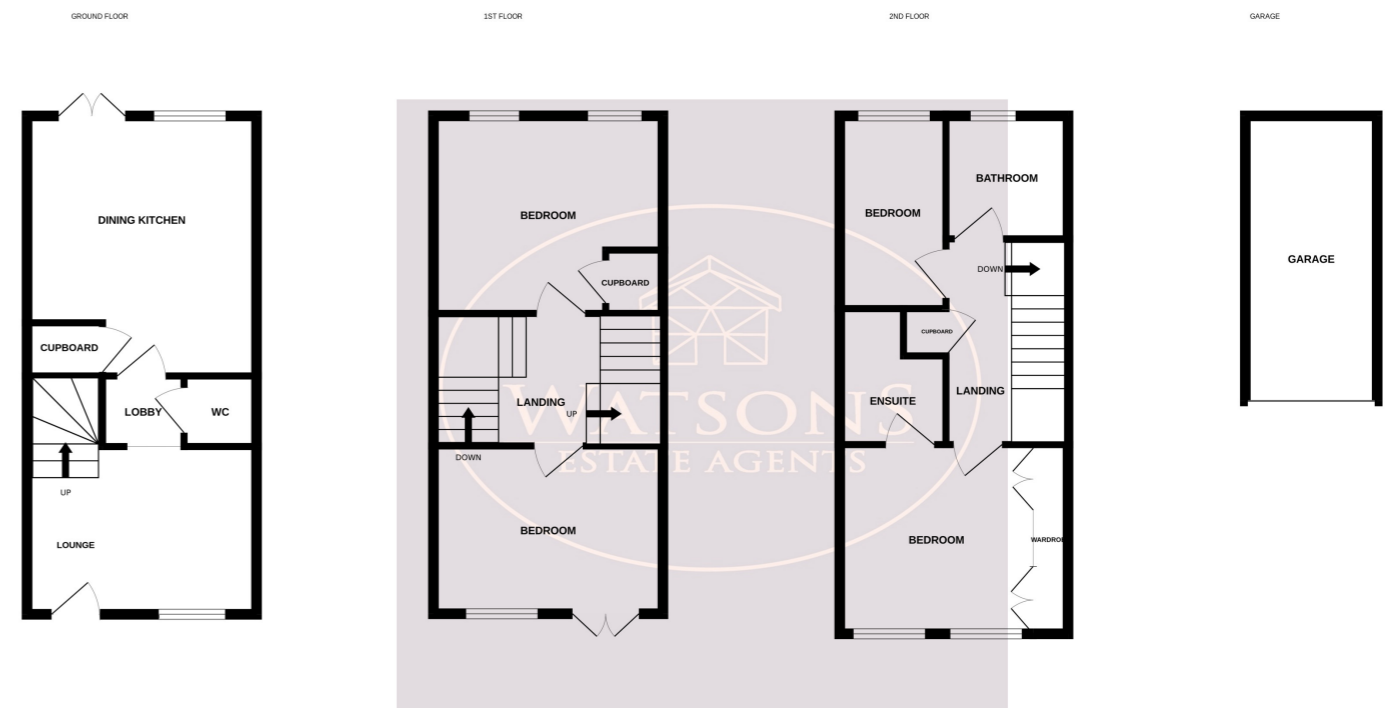
Doors to bedrooms 2 and 3, radiator and stairs to the second floor.

Bedroom 2

3.94m x 3.47m (12' 11" x 11' 5") UPVC double glazed window to the front, radiator and Juliet balcony with uPVC double glazed French doors to the front.

Bedroom 3

3.96m x 3.03m (13' 0" x 9' 11") UPVC double glazed window to the rear, radiator and built in storage cupboard.



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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Second Floor

Landing

Doors to bedrooms 1, 4 and the bathroom, built in storage cupboard.

Bedroom 1

3.89m x 3.19m (12' 9" x 10' 6") UPVC double glazed window to the front, radiator, fitted wardrobes and door to the en suite.

En Suite

White 3 piece suite comprising; wc, pedestal sink and shower cubicle with mains fed shower. Radiator and extractor fan.

Bedroom 4

3m x 1.88m (9' 10" x 6' 2") UPVC double glazed window to the rear and radiator.

Bathroom

White 3 piece suite comprising; wc, vanity sink unit and panelled bath with mains shower over. Radiator, partly tiled walls and obscured uPVC double glazed window to the rear.

Outside

To the front of the property is a tarmac driveway leading to the detached garage fitted with power and up & over door. The rear garden is enclosed by timber fences to the perimeter with gated access to the side and comprises paved patio with steps leading to a raised turfed lawn area.