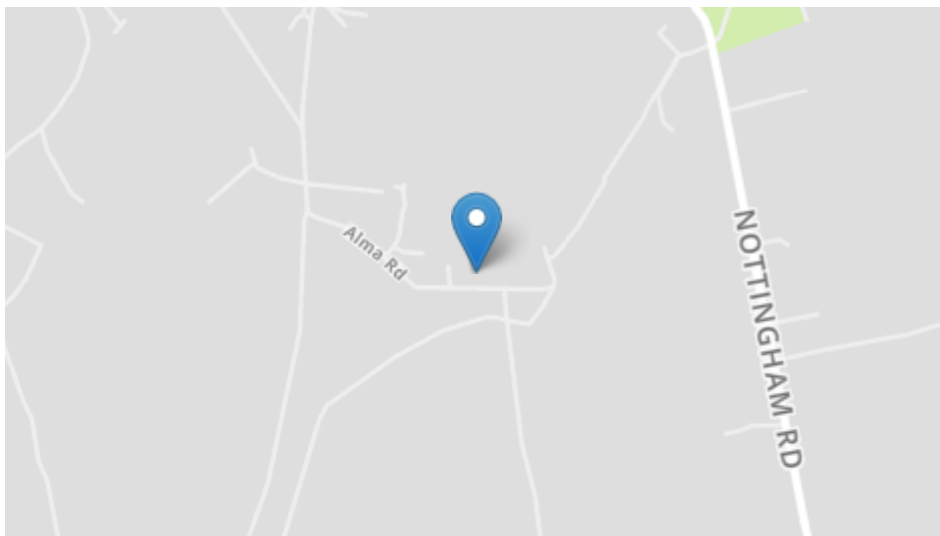


Offers in Excess of £250,000



Offers in Excess of £250,000



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			
		71	83
England, Scotland & Wales		EU Directive 2002/91/EC	



- Semi Detached Family Home
- 3 Bedrooms
- Open Plan Dining Kitchen and Sitting Room
- Utility Room
- Beautifully Maintained Rear Garden
- Rural Location with Open Views
- Off Road Parking
- Well Presented Throughout

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 - 27097970

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



*** VIEWS, VIEWS, AS FAR AS THE EYE CAN SEE! *** This beautifully presented semi is located towards the top of a no through road in rural Selston and boasts the most stunning countryside views to the rear. The accommodation comprises in brief; entrance hall, lounge, utility room, dining kitchen fitted with shaker style units and open access to the sitting room which features skylights and French doors to the rear, making this bright and airy space ideal for bringing the outdoors in through the summer months. On the first floor the landing leads to the family bathroom and 3 bedrooms - 2 of which are double. Outside, the rear garden is well established with a range of mature flowers, plants, shrubs and perennials with constantly changing colours through the seasons. To the bottom of the garden is a stone area with seating and the low fence to the rear allows you to soak in those breath taking views. To the front of the property a driveway provides off road parking. 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 and the property falls within the catchment for Bagthorpe Primary School. For more information or to book your viewing, call our team.

Ground Floor

Entrance Hall

Composite entrance door, stairs to the first floor, radiator and doors to the lounge and kitchen.

Lounge

4.89m x 3.44m (16' 1" x 11' 3") UPVC double glazed window to the front, radiator and Inglenook fire place with inset space for fire.

Dining Kitchen

5.31m x 3.34m (17' 5" x 10' 11") A range of matching high gloss wall & base units with solid wood work surfaces and inset Belfast sink. Space for Range cooker with extractor over, integrated dishwasher, ceiling spotlights, wood effect, Moduleo Luxury Vinyl Flooring, radiator and open plan to the sitting room.

Sitting Room

4.4m x 3.21m (14' 5" x 10' 6") Inglenook fire place with space for electric fire, Moduleo Luxury Vinyl Flooring, 2 skylights, radiator, French doors to the rear garden and door to the utility room.

Utility Room

1.87m x 1.73m (6' 2" x 5' 8") Plumbing for washing machine, electric heater, wood effect laminate flooring, obscured uPVC double glazed window to the front and door to the rear garden.

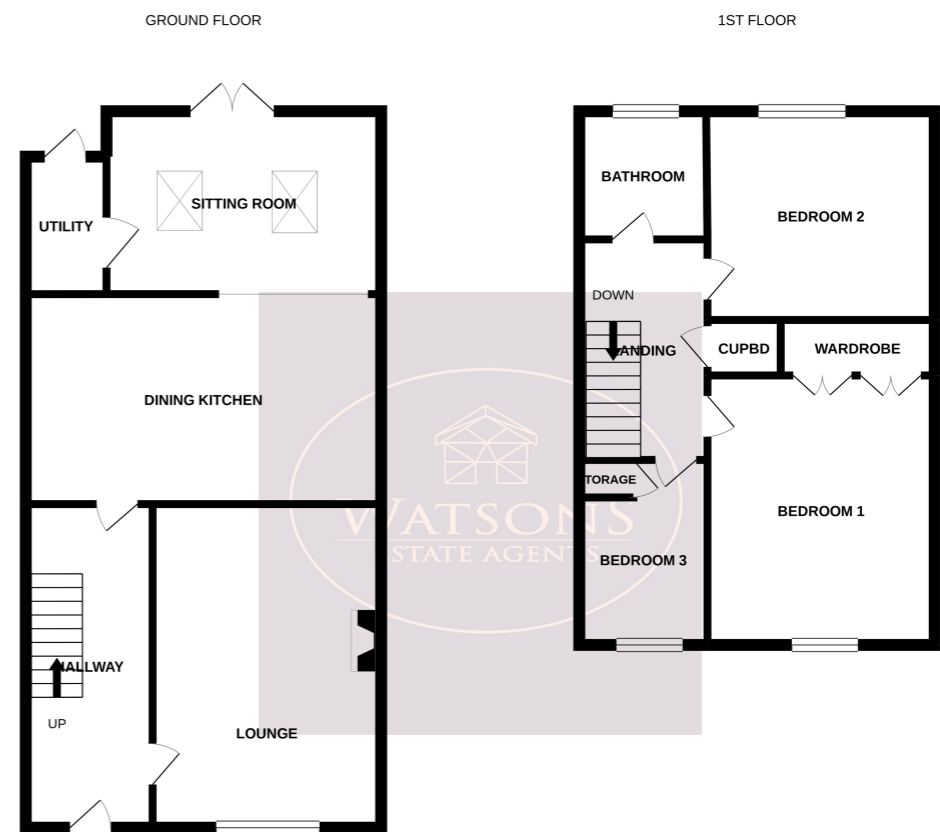
First Floor

Landing

UPVC double glazed window to the side, airing cupboard housing the combination boiler and doors to all bedrooms and bathroom.

Bedroom 1

4.85m to the wall x 3.43m (15' 11" x 11' 3") UPVC double glazed window to the front, 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 Metropex 02/2023

Bedroom 2

3.42m x 3.25m (11' 3" x 10' 8") UPVC double glazed window to the rear and radiator.

Bedroom 3

2.82m x 1.82m (9' 3" x 6' 0") UPVC double glazed window to the front, storage cupboard and radiator.

Bathroom

3 piece suite in white comprising WC, vanity sink unit and bath with electric shower over. Heated towel rail, ceiling spotlights, Moduleo Luxury Vinyl Flooring and 2 obscured uPVC double glazed windows to the rear.

Outside

To the front of the property is a concrete driveway providing off road parking. The rear garden offers a good level of privacy with open views over nearby countryside and comprises paved patio, lawned garden, a range of well established and mature flowers, plants, shrubs and perennials. To the bottom of the garden is a stone seating area, perfect for capturing the open views. The garden is enclosed by a wall and timber fencing to the perimeter with gated access to the front.