

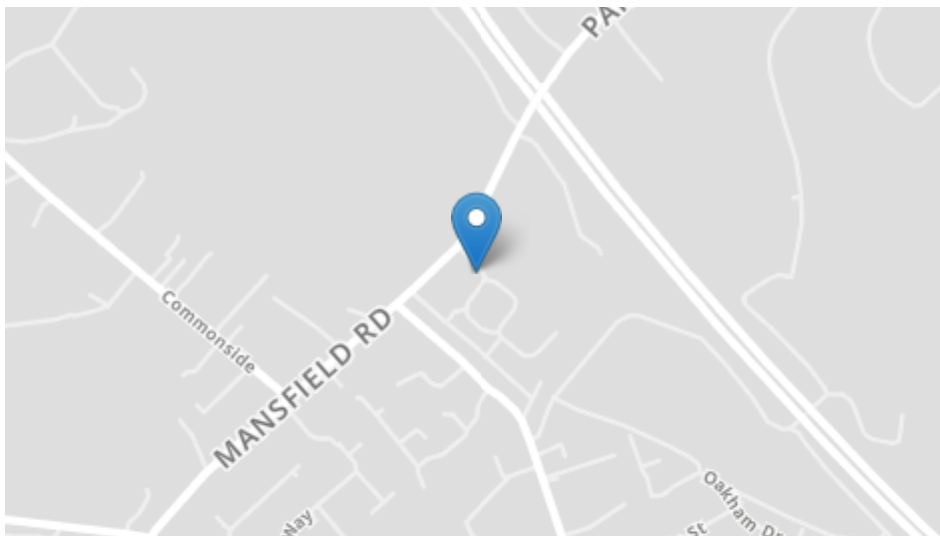
Windsor Road, Selston, NG16 6JJ

£270,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B	89	
(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 Family Home
- 4 bedrooms
- Modern Kitchen
- Down Stairs WC
- Driveway & Garage
- Mature Garden to the Rear
- Close to M1
- Excellent Transport Links

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 - 27625604

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 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



*** DETACHED DELIGHT AT A FANTASTIC PRICE *** Tucked away behind high hedgerow borders on Windsor Road is this charming FOUR bedroom detached family home that belies its size as seen from the front. If you are looking for that forever home at a really competitive price then look no further! This lovely home is located on a corner plot in a quiet residential area within the popular village of Selston and has access to excellent road links, schools, shops and lovely countryside. Boasting generous living space with lounge, dining room, kitchen and downstairs cloakroom to the ground floor and 4 bedrooms and shower room to the first floor. Outside you will be pleased to see a private and very well maintained garden to side and rear with a fabulous summer house, established vegetable garden, detached garage and private driveway at the bottom of the garden. The property also benefits from wholly owned solar panels providing electricity to the house. To avoid disappointment call us today to book your viewing!

Ground Floor

Entrance Hall

Composite entrance door and uPVC double glazed window to the front. Doors to the living room, kitchen and downstairs WC. Stairs to the first floor. Vertical radiator.

Lounge

4.77m x 3.59m (15' 8" x 11' 9") UPVC double glazed window to the front. Vertical radiator and double doors to the dining room.

Dining Room

3.95m x 2.86m (13' 0" x 9' 5") Double doors to the living room, door to the kitchen. French doors to the garden. Radiator.

Kitchen

4.59m x 2.49m (15' 1" x 8' 2") Modern kitchen with a range of matching wall and base units. Inset 1.5 bowl sink with drainer unit and instant boiling water tap. Integrated fridge freezer, plumbing for washing machine & dishwasher. Space for tumble dryer, spotlights and vertical radiator. Fully tiled walls and uPVC double glazed windows to the rear and side.

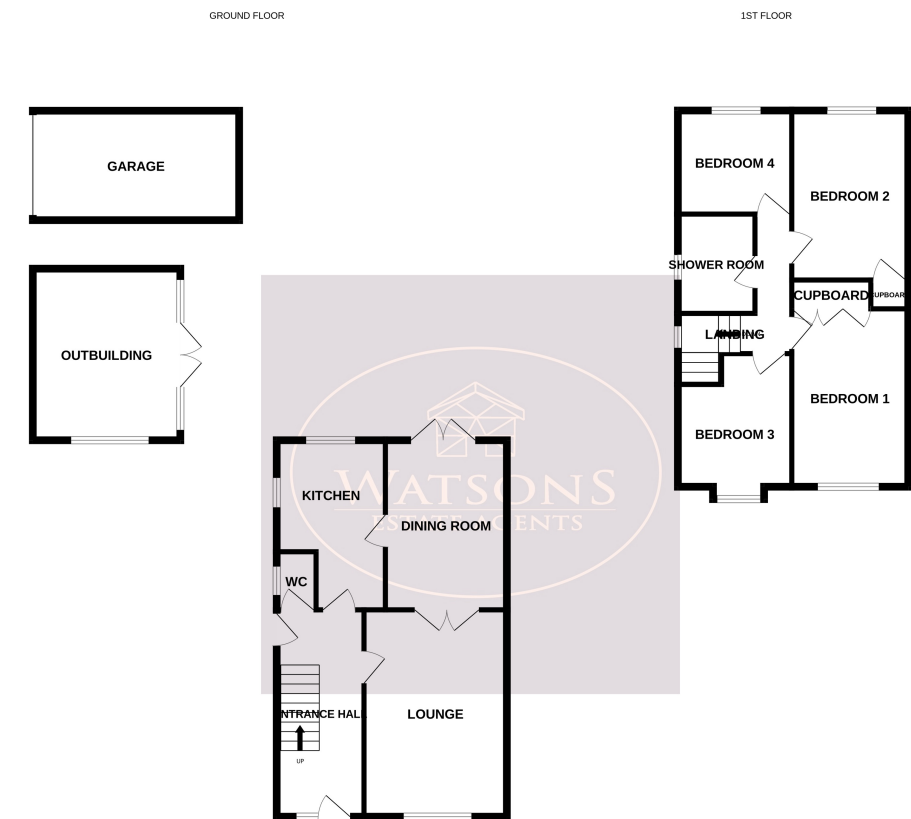
Downstairs WC

WC and wall mounted sink. UPVC obscured window to the side.

First Floor

Landing

Doors to all bedrooms and shower room. Airing cupboard housing hot water tank. Access to attic. UPVC window to the side.



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

4.23m x 2.67m (13' 11" x 8' 9") UPVC double glazed window to the front. Fitted wardrobe and over head storage cupboards. Radiator.

Bedroom 2

3.93m x 2.67m (12' 11" x 8' 9") UPVC double glazed window to the rear, storage cupboard and radiator.

Bedroom 3

2.81m x 2.33m (9' 3" x 7' 8") UPVC double glazed window to the front. Radiator.

Bedroom 4

3.16m x 2.77m (10' 4" x 9' 1") Fitted wardrobe, overhead storage cupboards. UPVC double glazed window to the rear. Radiator.

Shower Room

White 3 piece suite comprising of WC, vanity sink unit and walk in shower. Fully tiled walls, spotlights and heated towel rail. UPVC obscured window to the side.

Outside

To the side of the property is a brick paved driveway with space for 2 cars, leading to the garage which has power, lighting & an up & over door. Foliage at the front of the property provides a good level of privacy. At the rear of the property is a paved patio area, a paved path, turfed lawn, timber shed and modern summer house which is connected to power, lighting and water. All outside areas are well maintained with mature plants and cherry & apple trees. The rear garden is enclosed by both timber fences & hedges.