

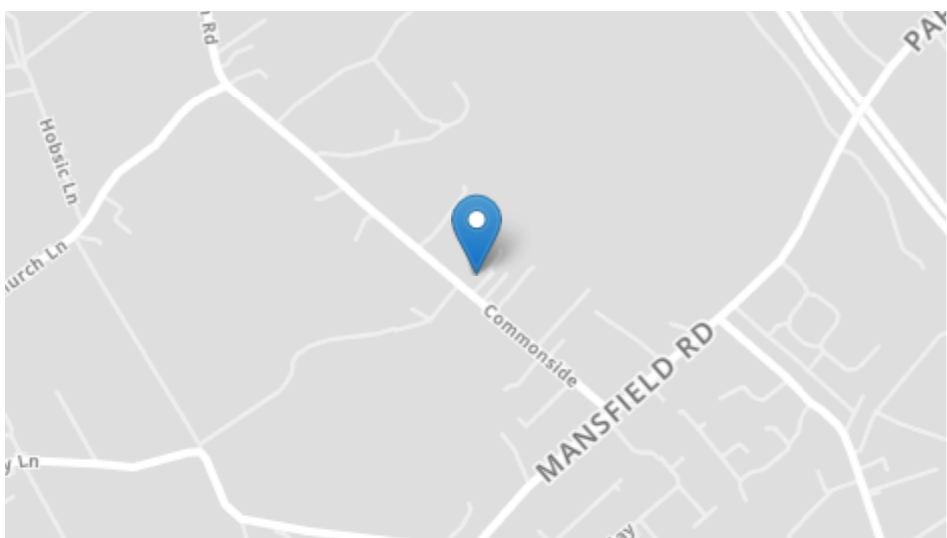
Commonside, Selston, NG16 6FJ

Offers Over £550,000



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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			
		73	81
England, Scotland & Wales		EU Directive 2002/91/EC	



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 - 27367072

- Extended Detached Family Home
- 4 DOUBLE Bedrooms
- En Suite & Family Bathroom
- 3 Reception Rooms
- Modern Kitchen
- Downstairs WC & Utility Room
- Conservatory
- Driveway & Double Garage
- Private Rear Garden With Views
- No Upward Chain

Our Seller says....
 "We have spent 35 happy years in our lovely family home and it is now time for a new family to make wonderful memories. We couldn't wish for better neighbours and we will be sad to leave."

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
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 8am-8pm - 7days



*** THE SEARCH FOR YOUR FAMILY HOME ENDS HERE! *** This EXTENDED detached home sits in a particularly desirable part of Selston and with great space inside & out, it will tick a lot of boxes for families. NO UPWARD CHAIN! In brief, the accommodation comprises: porch, entrance hall, lounge, sitting room, dining room, kitchen, utility room, wc, conservatory, upstairs landing to the 4 DOUBLE bedrooms (en suite to primary) and family bathroom. Outside, the substantial plot provides great off street parking to the front which is set back from the road, but the generous lawned rear benefits from privacy and superb open views. There is also a detached double garage with inspection pit and attic space. Whilst there are some amenities nearby including shops & schools, this village location also gives easy access to the M1 motorway. We HIGHLY ADVISE families to view this one to appreciate fully - call our sales team now to arrange an appointment.

Ground Floor

Porch

UPVC double glazed entrance door, full height uPVC double glazed windows, luxury vinyl tiled flooring and door to the entrance hall.

Entrance Hall

Stairs to the first floor, under stairs storage used as a study with uPVC double glazed window to the side and doors to the sitting room, lounge, kitchen, dining room and study.

Lounge

4.9m x 4.4m (16' 1" x 14' 5") 2 vertical radiators, ceiling spotlights, French doors to the conservatory and door to the side.

Sitting Room

4.11m into the bay x 3.73m (13' 6" x 12' 3") UPVC double glazed bay window to the front, uPVC double glazed window to the side, inset multi fuel burner and radiator.

Dining Room

4.11m x 3.54m (13' 6" x 11' 7") UPVC double glazed window to the front, vertical radiator, ceiling spotlights and Karndean flooring.

Kitchen

4.87m x 3.47m (16' 0" x 11' 5") A range of matching high gloss wall & base units, solid wood work surfaces incorporating an inset one & a half bowl stainless steel sink & drainer unit. Integrated NEFF appliances to include: twin electric oven & grill, induction hob with extractor over and dishwasher. Plumbing and wiring for an American style fridge freezer. Ceiling spotlights, vertical radiator, luxury vinyl tiled flooring, uPVC double glazed window to the rear, 2 uPVC double glazed windows to the side, open to the dining room and French doors to the garden room.

Utility Room

3.91m x 1.63m (2.78m max) (12' 10" x 5' 4") Work surfaces incorporating an inset stainless steel sink & drainer unit. Plumbing for washing machine, uPVC double glazed window to the rear, tiled flooring, radiator and door to the downstairs WC.

WC

WC, wall mounted sink, extractor fan and integrated combination boiler.

Garden Room

Brick & uPVC double glazed construction, luxury vinyl tiled flooring, radiator and doors to the rear garden and utility room.

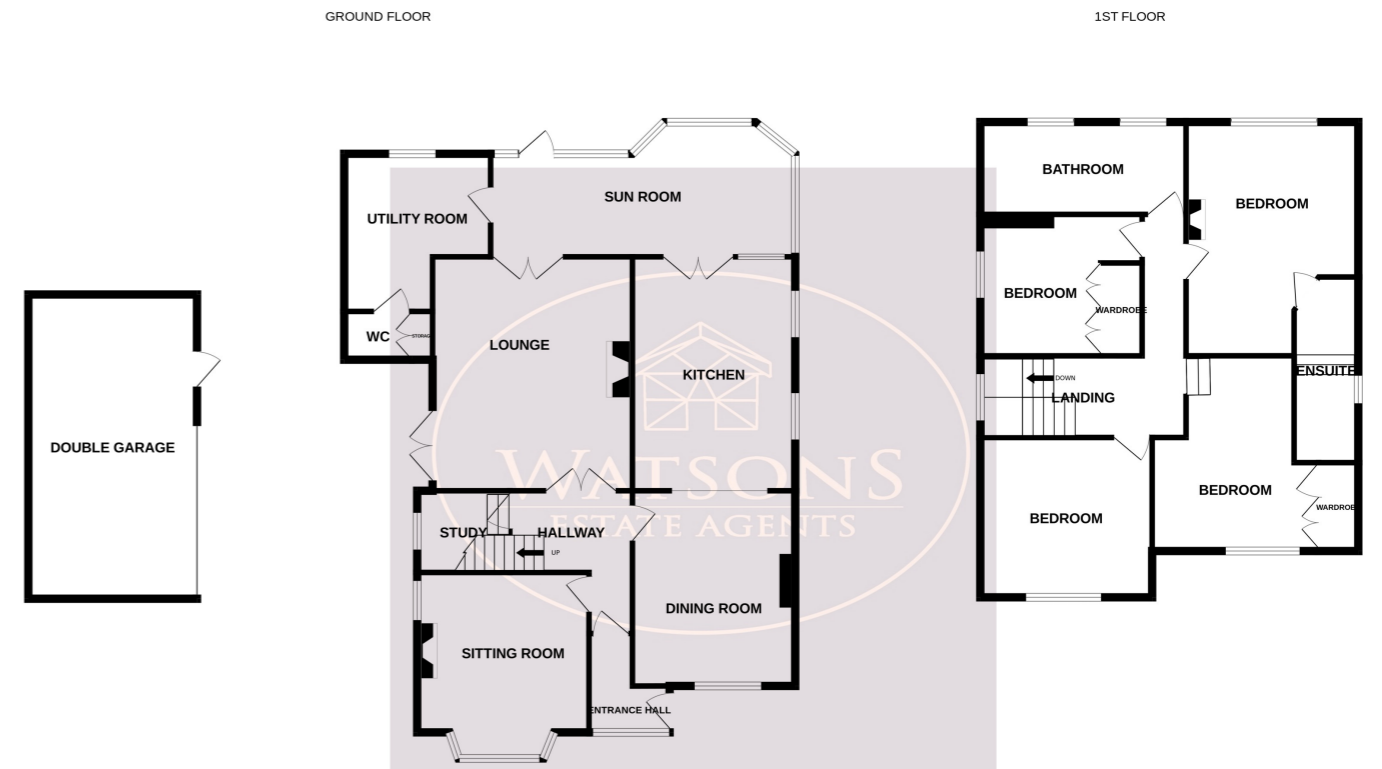
First Floor

Landing

UPVC double glazed window to the side, access to the attic (partly boarded with drop down ladder), radiator and doors to all bedrooms and bathroom.

Primary Bedroom

5.07m x 3.7m (16' 8" x 12' 2") UPVC double glazed window to the rear, radiator, traditional fireplace and door to the en suite.



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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En Suite

3 piece suite comprising WC, pedestal sink unit and shower cubicle with electric shower over. Chrome heated towel rail, ceiling spotlights, extractor fan and obscured uPVC double glazed window to the side.

Bedroom 2

4.25m x 4.21m (max) (13' 11" x 13' 10") UPVC double glazed window to the front, built in wardrobes and radiator.

Bedroom 3

3.74m x 3.46m (12' 3" x 11' 4") UPVC double glazed window to the front and radiator.

Bedroom 4

3.46m x 2.89m (11' 4" x 9' 6") UPVC double glazed window to the side, fitted wardrobes and radiator.

Bathroom

4 piece suite in white comprising WC, twin table top bowl vanity sink unit, bath and walk in shower cubicle with duel rainfall effect mains fed shower over. 2 chrome heated towel rails, ceiling spotlights, extractor fan and 2 obscured uPVC double glazed windows to the rear.

Outside

To the front of the property is a turfed lawn, flower bed borders with a range of plants & shrubs. A tarmac driveway provides ample off road parking and leads to double wooden gates with further secure parking for numerous vehicles with a turning point at the end of the driveway leading to the the double garage measuring 8.5m x 5.5m with remote controlled roll up door with inspection pit and attic space. The rear garden offers a good level of privacy with open views over nearby countryside and comprises a turfed lawn, flower bed borders with a range of plants & shrubs, timber built shed, external power point and is enclosed by hedge and timber fencing to the perimeter