

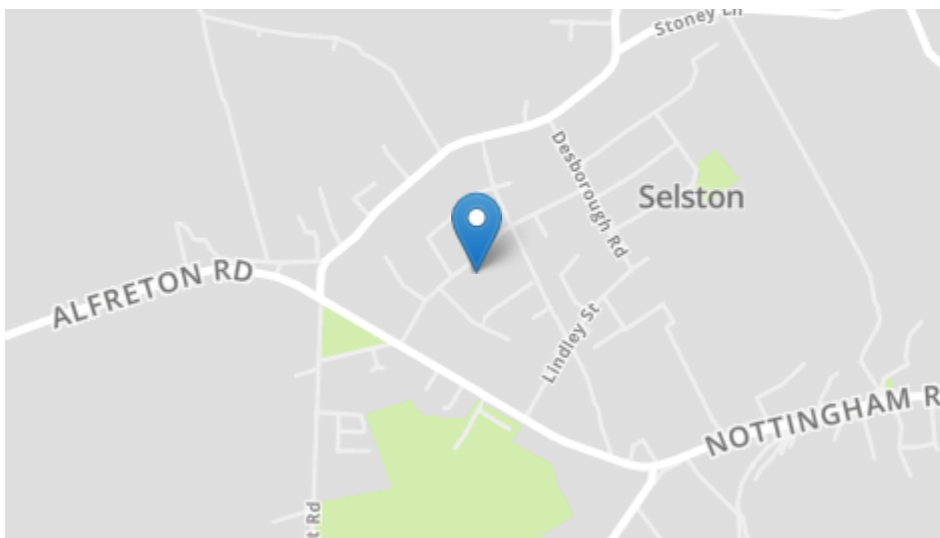
Bunyan Green Road, Selston, NG16 6GF

Guide Price £280,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		72	84
England, Scotland & Wales		EU Directive 2002/91/EC	



- Detached Bungalow
- 3 Bedrooms
- Open Plan Lounge Diner
- Generous Dining Kitchen
- En Suite & Family Bathroom
- Driveway
- Ease of Access to M1
- Popular Residential 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 - 27470939

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



\*\*\* GUIDE PRICE £280,000 - £290,000 \*\*\* DON'T LET THE FRONT VIEW DECEIVE YOU! \*\*\* This EXTENDED 3 bedroom detached bungalow at first glance looks about average for it's size but looks can be very deceiving! Extended to the rear, once inside you would not believe how spacious it really is, with superbly presented and maintained accommodation this bungalow would suit a wide variety of buyers from families to those looking find something all on one level. In brief, the accommodation comprises; entrance hallway, large L-shaped lounge/dining room, kitchen/dining room, 3 bedrooms with en-suite to the master bedroom, family bathroom with a four piece bathroom suite and to the outside parking for multiple vehicles, generous established garden with a large workshop to the rear. You have to view this fabulous property to really appreciate everything it has to offer, so call us today to book your viewing or risk missing out!

#### Entrance Hall

Entrance door to the front, uPVC double glazed window to the front, tiled flooring, 2 radiators access to the attic, (partly boarded) and doors to the lounge diner, dining kitchen, all bedrooms and bathroom.

#### Lounge Diner

6.25m x 5.6m (20' 6" x 18' 4") Solid oak flooring, obscured uPVC double glazed window to the side, double doors to the kitchen and uPVC double glazed sliding patio doors leading to the dining area.

#### Dining Kitchen

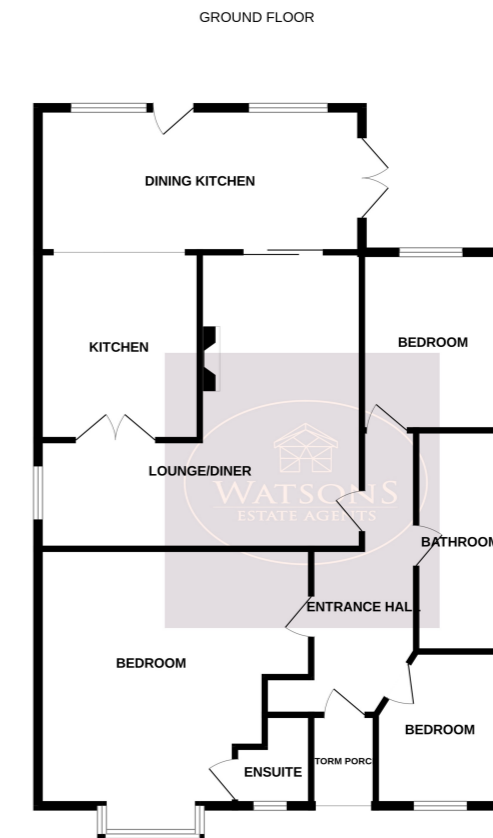
6.28m x 6.01m (20' 7" x 19' 9") A range of matching wall & base units, Quartz work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated waist height double electric oven & hob with extractor over. Plumbing for washing machine, radiator, uPVC double glazed window to the rear, door to the rear, marble tiled flooring and French doors to the rear garden.

#### Primary Bedroom

5.16m x 4.87m (16' 11" x 16' 0") UPVC double glazed bay window to the front, engineered oak flooring and 2 radiators. Door to the en suite.

#### En Suite

3 piece suite in white comprising WC, vanity sink unit and shower cubicle. Chrome heated towel rail, ceiling spotlights, marble flooring and obscured uPVC double glazed window to the front.



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 2

2.93m x 2.65m (9' 7" x 8' 8") UPVC double glazed window to the rear, wood effect laminate flooring and radiator.

#### Bedroom 3

2.93m x 2.27m (9' 7" x 7' 5") UPVC double glazed window to the front, wood effect laminate flooring and radiator.

#### Bathroom

4 piece suite in white comprising WC, pedestal sink unit, freestanding bath and shower cubicle. Chrome heated towel rail, extractor fan, marble flooring and obscured uPVC double glazed window to the side.

#### Outside

To the front of the property a tarmac driveway provides ample off road parking. The rear garden offers a good level of privacy and comprises a paved patio, turfed lawn, brick built outhouse and is enclosed by timber fencing to the perimeter with gated access to the side. Fixed to the rear roof are 14 privately owned solar panels, generating a yearly income of approximately £600 per year.