

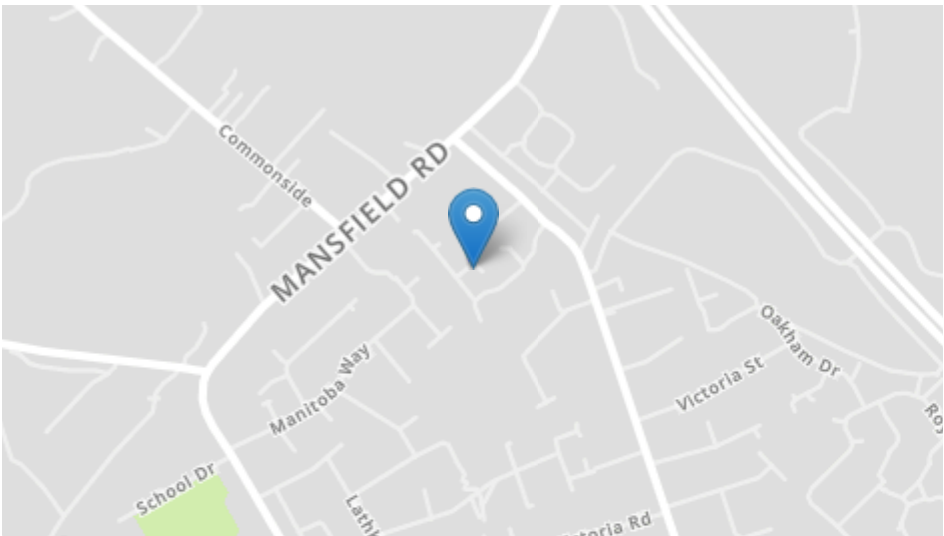
Pippin Close, Selston, NG16 6JE

Offers Over £190,000



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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		
	72	84
England, Scotland & Wales		
EU Directive 2002/91/EC		



- 3 Storey End Terrace Property
- 4 Bedrooms
- En Suite To Primary Bedroom
- Downstairs WC
- Off Road Parking
- Popular Cul De Sac Location
- Excellent Road & Public Transport Links
- Ease Of Access to M1

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 - 27461189

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



*** ROOM FOR ALL THE FAMILY *** This three storey end terrace home offers spacious living throughout to suit any family as well as a sought after location. If you're a fan of modern living and you're looking for versatile space then look no further. Accommodation in brief to the ground floor comprises; Lounge (currently used as a study), breakfast kitchen and WC. To the first floor there are two double bedrooms (one currently used as a lounge) and Juliet balcony. To the first floor there are a further two bedrooms, en suite and family bathroom. The property is located within a modern residential development on a desirable cul de sac amongst similar properties. Selston has a number of village amenities including school, shops and family friendly pubs & restaurants. The area is also popular for its rural feel and countryside surroundings. For buyers that need to commute, junction 27 of the M1 is less than 3 miles away. For more information or to secure a viewing appointment, call our team.

Ground Floor

Lounge

4.13m x 3.89m (13' 7" x 12' 9") Entrance door to the front, stairs to the first floor, radiator and doors to the WC and dining kitchen.

WC

WC, wall mounted sink and radiator.

Dining Kitchen

3.9m x 3.89m (12' 10" x 12' 9") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl stainless steel sink & drainer unit. Integrated electric oven & gas hob with extractor over. Plumbing for washing machine & tumble dryer, storage cupboard, radiator, uPVC double glazed window to the rear and double glazed French doors to the rear garden.

First Floor

Landing

Doors to bedrooms 2 & 3.

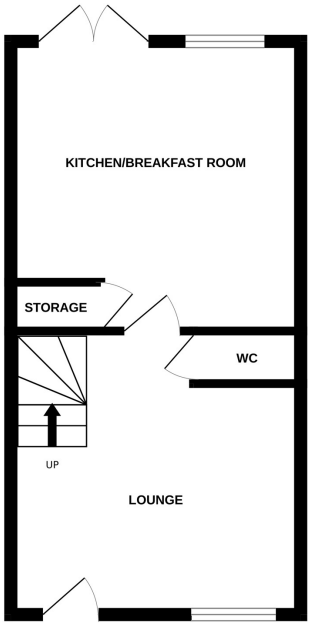
Bedroom 2

3.89m x 3.09m (12' 9" x 10' 2") UPVC double glazed window to the front, uPVC double glazed French doors to the Juliette balcony. Radiator.

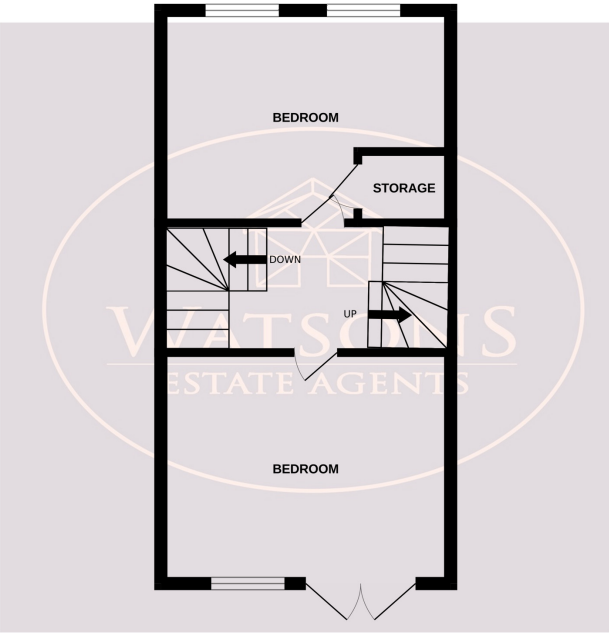
Bedroom 3

3.89m x 2.95m (12' 9" x 9' 8") UPVC double glazed window to the rear, storage cupboard and radiator.

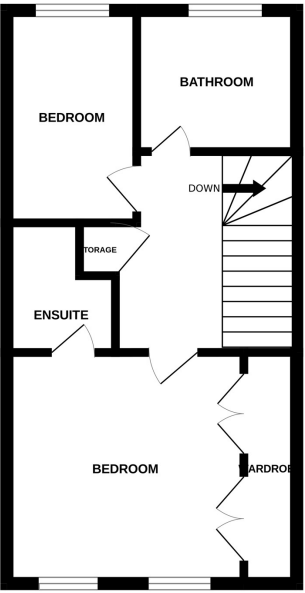
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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 family bathroom.

Bedroom 1

3.28m x 3.09m (10' 9" x 10' 2") 2 uPVC double glazed windows to the front, radiator and door to the en suite.

En Suite

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle. Radiator and extractor fan.

Bedroom 4

2.96m x 1.76m (9' 9" x 5' 9") UPVC double glazed window to the front and radiator.

Bathroom

3 piece suite in white in white comprising WC, vanity sink unit and bath with shower over. Radiator, extractor fan and obscured uPVC double glazed window to the rear.

Outside

To the front of the property is a lawned garden. The tiered rear garden offers a good level of privacy and comprises a paved patio, gravel borders, steps up to a timber decking with timber built shed and steps up to a further timber decking area. The garden is enclosed by timber fencing to the perimeter with gated access to the side.