

Nightingale Crescent, Selston.

£230,000 Freehold

FOR SALE



**DP** DERBYSHIRE  
PROPERTIES  
— SALES & LETTINGS —

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PROPERTIES  
SALES LETTINGS HOLIDAY HOMES



## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer 'For Sale' this two bedroom extended detached bungalow located on popular residential estate in Selston. The property is ideally positioned for access to the M1 motorway and would make the perfect downsize. We recommend an early internal inspection to avoid disappointment.

Internally, the property offers single storey living briefly comprising; Entrance Hall, Lounge, Dining Kitchen, Family bathroom, Bedroom one and Bedroom two.

Externally, the property boasts block paved driveway providing off street parking for multiple vehicles with gated access to the rear enclosed garden which consists of patio entertaining space and lawn area ideal for relaxing. The garden is bordered by timber fencing making it secure for those with pets and young children.

## FEATURES

- Detached Bungalow In Desirable Location
- Ideal for access to A38 & M1
- Viewing Highly Recommended
- Extended Dining Kitchen
- Residential Location
- Ideal Downsize



## ROOM DESCRIPTIONS

### Entrance Hallway

Accessed via double glazed UPVC door to side elevation, with mini wall mounted radiator, carpeted flooring and two fitted cupboards housing storage capacity. Doorways to; lounge, Bathroom and both Bedrooms.

### Dining Kitchen

15' 2" x 7' 8" (4.62m x 2.34m) Featuring a range of base cupboards and eye level units with complimentary worktops housing stainless steel inset sink. Electric oven and hob with accompanying extractor hood feature whilst there is undercounter plumbing for washing machine. Tiled splashback covers the workspace whilst tiled flooring extends to Dining space which houses wall mounted radiator, space for freestanding fridge freezer and UPVC double glazed door accessing side elevation. Double glazed window to side and rear elevation.

### Living Room

17' 7" x 10' 1" (5.36m x 3.07m) With double glazed French doors accessing rear enclosed garden, wall mounted electric fireplace, wall mounted radiator and carpeted flooring.

### Bathroom

7' 5" x 6' 0" (2.26m x 1.83m) A three piece suite comprising jacuzzi bath with shower screen and attachment, pedestal handwash basin and low level WC. The suite is completely tiled whilst wall mounted heated towel rail, wall mounted extractor unit and double glazed obscured window to side elevation complete the space.

### Bedroom One

12' 3" x 10' 3" (3.73m x 3.12m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

### Bedroom Two

8' 9" x 7' 7" (2.67m x 2.31m) With double glazed window to front elevation, wall mounted radiator and wooden flooring.

### Outside

Externally, the property boasts block paved driveway providing off street parking for multiple vehicles with gated access to the rear enclosed garden which consists of patio entertaining space and lawn area ideal for relaxing. The garden is bordered by timber fencing making it secure for those with pets and young children.

### Council Tax

We understand that the property currently falls within council tax band B, with Ashfield District Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

### Disclaimer

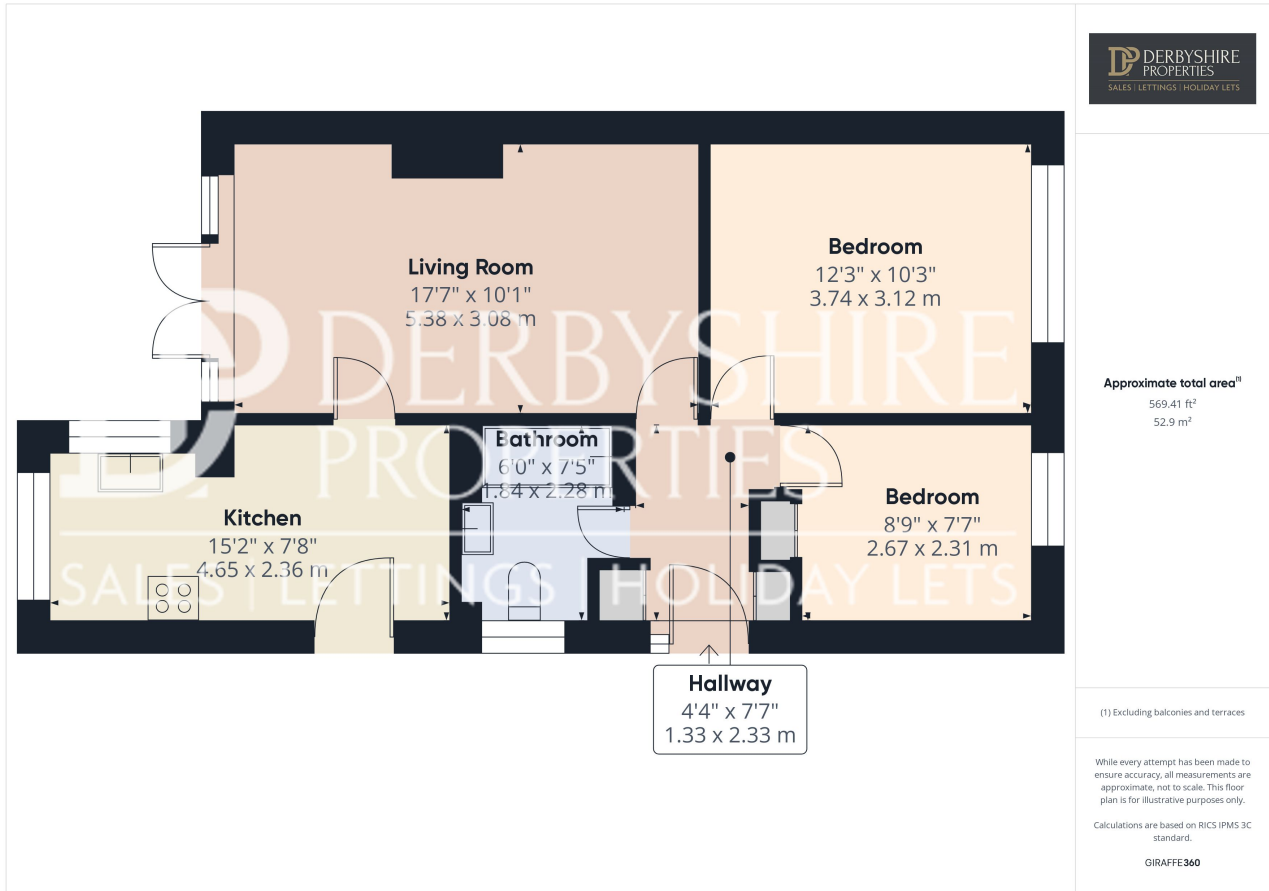
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.







## FLOORPLAN & EPC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	70	
(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		
England, Scotland & Wales		
	EU Directive 2002/91/EC	