

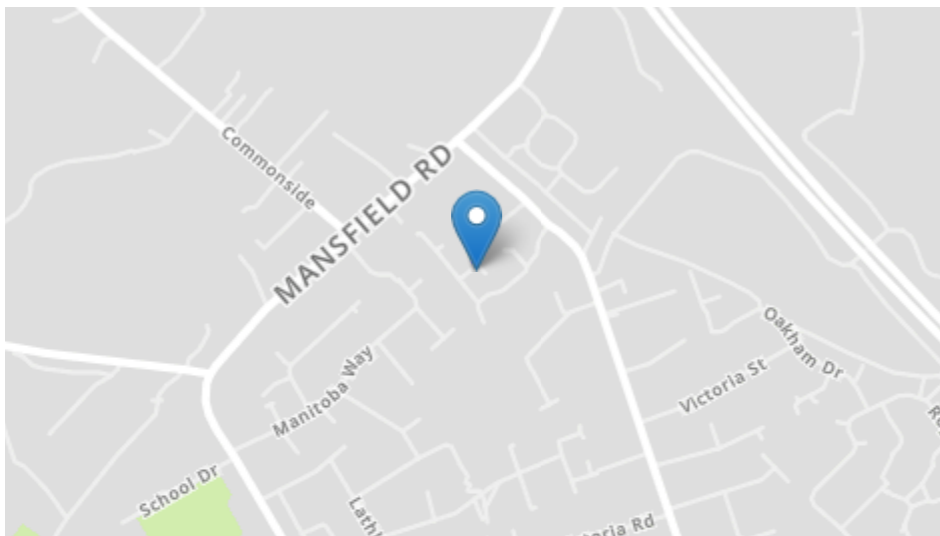
Pippin Close, Selston, NG16 6JE

Offers Over £210,000

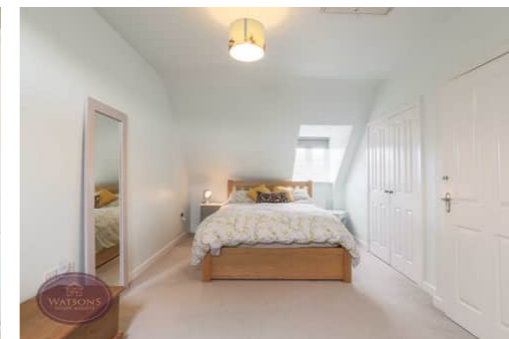


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		89
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	79	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- 3 Storey End Town House
- 4 Bedrooms
- En Suite To Primary Bedroom
- Open Plan Dining Kitchen
- Downstairs WC
- Driveway & Garage
- Cul De Sac Location
- 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 - 26907905

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. The property in brief comprises; to the ground floor, entrance hall, w/c, dining kitchen and lounge to the rear with French doors leading to the garden. To the first floor a landing; giving access to three spacious bedrooms and a three piece family bathroom, to the second floor the primary bedroom with three piece en suite. To the outside a low maintenance front with driveway and garage to the side of the town houses, to the rear an enclosed garden with patio and lawn areas. Selston has many of the amenities expected in a large village including, doctors surgery, super market, two primary schools, a high school, several public houses, a café and country park. There is also direct public transport to Nottingham, Alferton and Mansfield as well as excellent road links to the M1 motorway.

## Ground Floor

### Entrance Hall

Composite entrance door to the front, radiator, stairs to the first floor, under stairs storage and doors to the lounge, dining kitchen and WC.

### WC

WC, pedestal sink unit, radiator and obscured uPVC double glazed windows to the front.

### Lounge

4.92m x 3.5m (16' 2" x 11' 6") UPVC double glazed window to the rear, radiator, feature fire place and French doors leading to the rear garden.

### Dining Kitchen

4.83m x 2.84m (15' 10" x 9' 4") A range of matching wall & base units, Work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include: electric oven & gas hob with extractor over, fridge freezer, washing machine & dishwasher. Tiled flooring, radiator, uPVC double glazed windows to the front & side and cupboard housing the boiler.

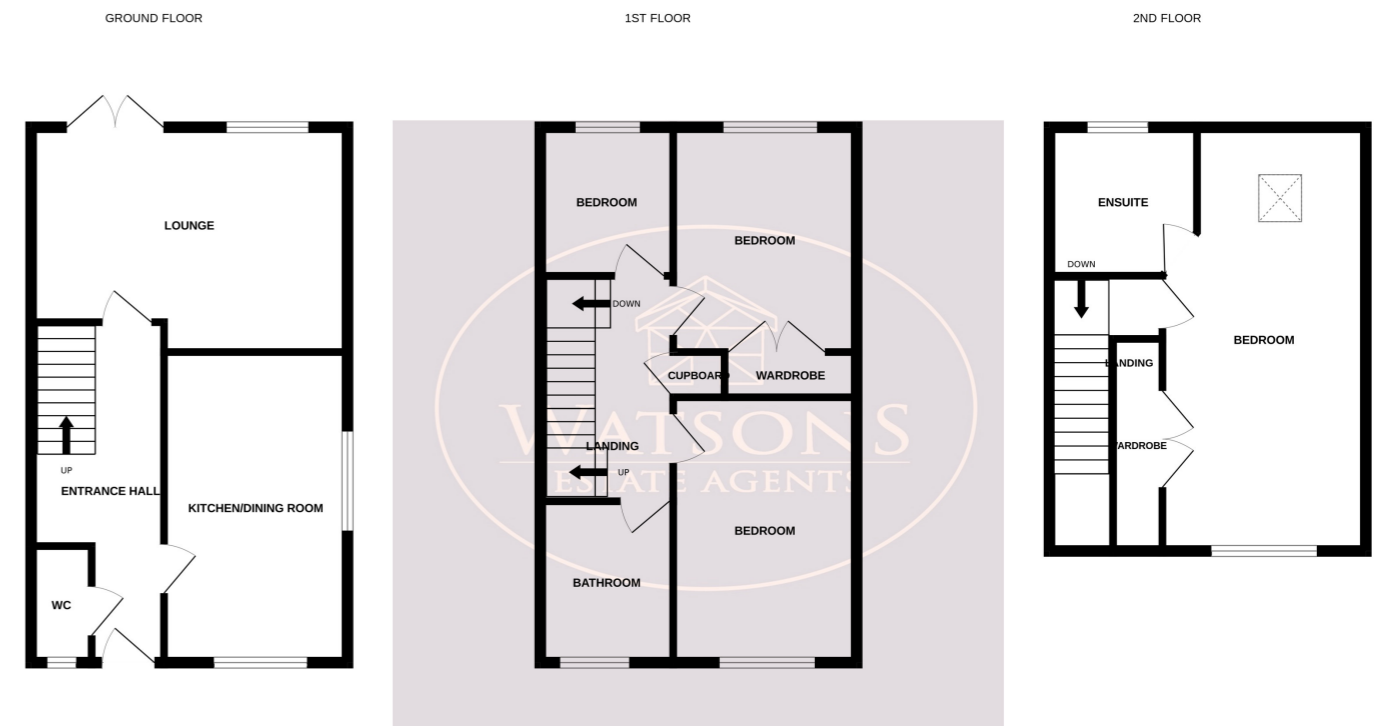
## First Floor

### Landing

Airing cupboard housing the hot water tank, storage cupboard, stairs to the second floor and doors to bedrooms 2, 3, & 4 and bathroom.

### Bedroom 2

3.79m x 2.86m (12' 5" x 9' 5") UPVC double glazed window to the front, radiator.



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 3

3.43m x 2.87m (11' 3" x 9' 5") UPVC double glazed window to the rear, fitted wardrobe and radiator.

### Bedroom 4

2.32m x 1.97m (7' 7" x 6' 6") UPVC double glazed window to the rear and radiator.

### Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with shower over. Obscured uPVC double glazed window to the front, radiator and extractor fan.

## Second Floor

### Primary Bedroom

6.16m x 3.15m (20' 3" x 10' 4") UPVC double glazed window to the front, uPVC double glazed velux window to the rear, access to the attic, fitted wardrobes, radiator and door to the en suite.

### En Suite

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle. Radiator, extractor fan, ceiling spotlights and obscured uPVC double glazed window to the rear.

### Outside

Adjacent to the property a tarmac driveway provides ample off road parking and leads to the garage with up & over door. The rear garden offers a good level of privacy and comprises a paved patio and turfed lawn. The garden is enclosed by timber fencing to the perimeter with gated access to the side.