

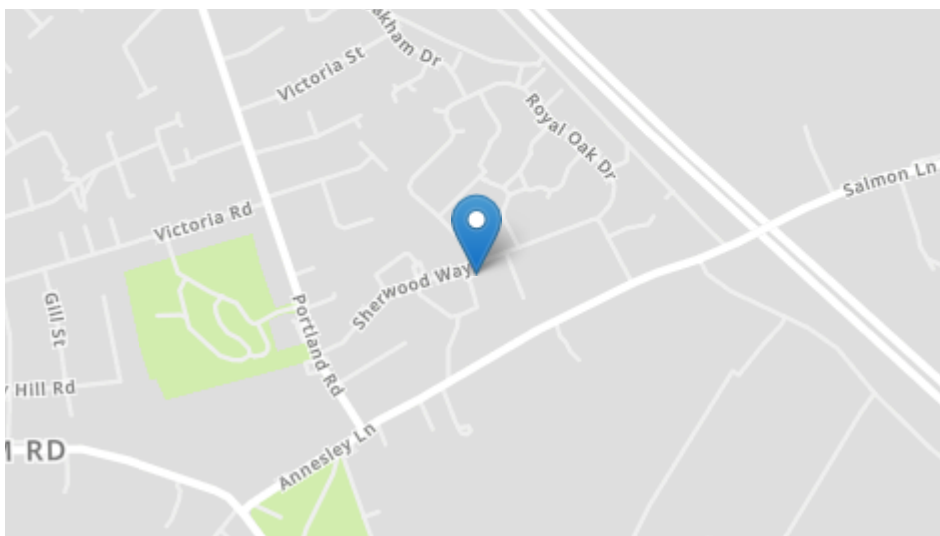
Sherwood Way, Selston, NG16 6PY

Offers Over £220,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Detached House
- 3 Bedrooms
- Open Plan Dining Kitchen
- Newly Fitted Bathroom
- Conservatory
- Driveway & Garage
- Popular Residential 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 - 27042294

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



*** STEP ON TO THE PROPERTY LADDER IN STYLE *** With this beautifully presented three bedroom detached house. Being renovated by the current owners including new boiler, kitchen and bathroom a true turn key home. The property in brief comprises to the ground floor entrance porch, hall, spacious lounge and open plan dining kitchen with french doors to the rear leading to the generous conservatory. To the first floor a landing giving access to three bedrooms and a newly fitted three piece bathroom suite. To the outside a front garden with driveway providing off road parking and leading to the garage, to the rear an enclosed low maintenance garden. Selston is popular for its sought after schools, family friendly pubs and easy access to open countryside, as well as Junction 27 of the M1 motorway. Nearby Towns include Eastwood, Hucknall and Kirkby, just a short drive away.

First Floor

Porch

UPVC double glazed entrance door, uPVC double glazed windows, door to the entrance hall.

Entrance Hall

Door to the lounge, stairs to the first floor, radiator and under stairs storage.

Lounge

4.15m x 3.34m (13' 7" x 10' 11") UPVC double glazed window to the front, wood effect laminate flooring, radiator and French doors to the dining area.

Dining Area

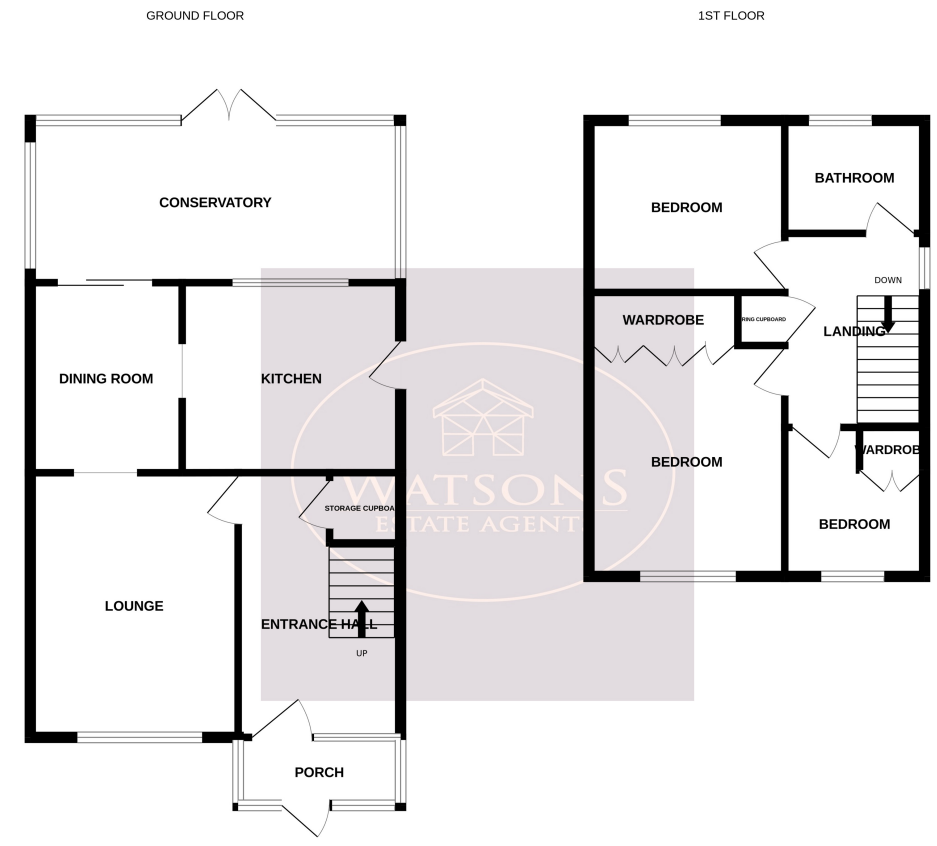
3.0m x 2.41m (9' 10" x 7' 11") Tiled flooring, radiator, uPVC double glazed French doors leading to the conservatory and open to the kitchen.

Kitchen

3.01m x 2.72m (9' 11" x 8' 11") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl sink & drainer unit. Integrated electric oven & gas hob with extractor over. Plumbing for washing machine, ceiling spotlights, uPVC double glazed window to the rear, tiled flooring and door to the side.

Conservatory

4.85m x 2.55m (15' 11" x 8' 4") Brick & uPVC double glazed construction, poly carbonate roof, tiled flooring and UPVC double glazed French doors leading to the rear garden.



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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First Floor

Landing

UPVC double glazed window to the side, access to the attic, storage cupboard and doors to all bedrooms and bathroom.

Bedroom 1

3.92m plus recess x 3.12m (12' 10" x 10' 3") UPVC double glazed window to the front, fitted wardrobes and radiator.

Bedroom 2

2.85m x 2.77m (9' 4" x 9' 1") UPVC double glazed window to the rear and radiator.

Bedroom 3

2.08m x 2.07m (6' 10" x 6' 9") UPVC double glazed window to the front, fitted wardrobes and radiator.

Bathroom

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

Outside

To the front of the property is a concrete driveway providing ample off road parking leading to double wooden gates and detached garage. The rear garden offers a good level of privacy and comprises a paved patio seating area, brick built barbecue and timber built shed. The garden is enclosed by timber fencing to the perimeter.