

Chapel Road, Selston, NG16 6BW

Offers Over £230,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		100
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Semi Detached Character Property
- 3 Bedrooms
- Fitted Dining Kitchen
- Lounge & Conservatory
- Family Bathroom
- Gated Driveway & Detached Garage
- Favoured School Catchment
- Easy Acces To M1 Motorway

Our Seller says....

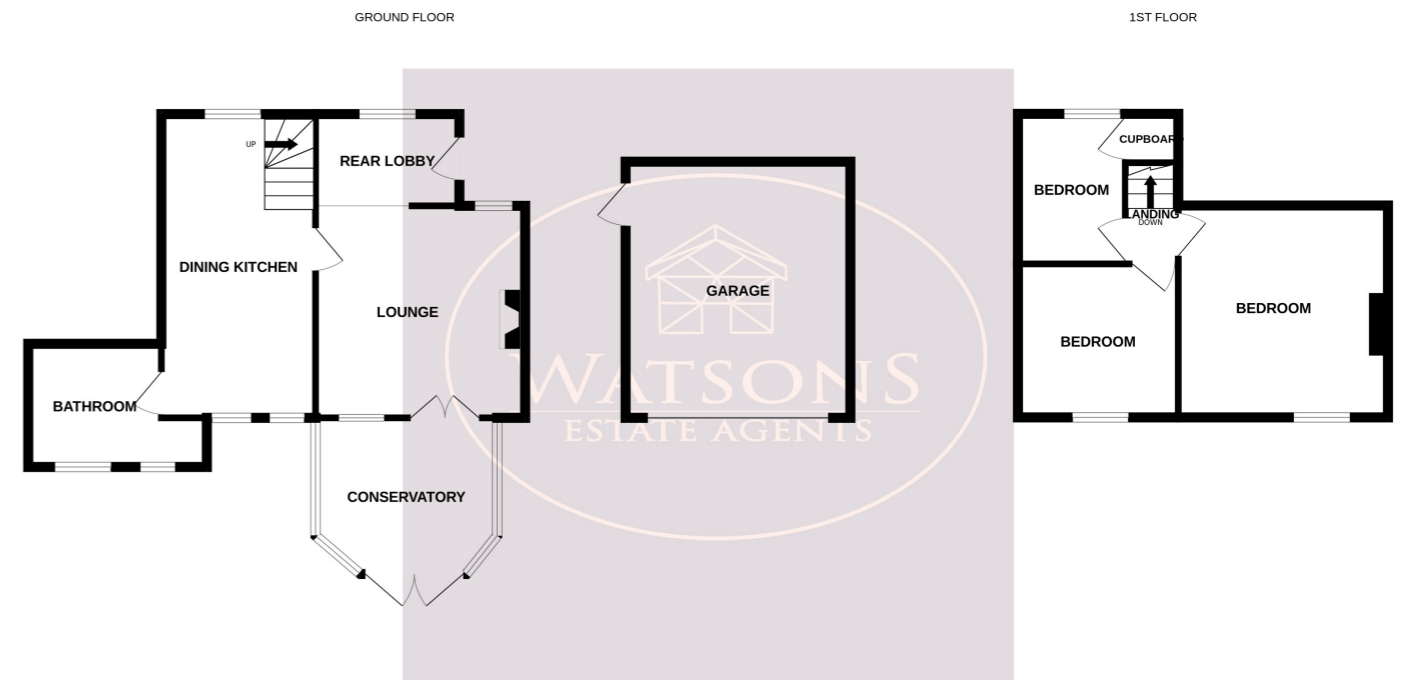
want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 27780678

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



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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*** A CHARMING ABODE ON CHAPEL ROAD *** Located towards the end of Chapel Road, just off the B600, this delightful semi detached would make a great choice for young families that want the convenience a school nearby. The accommodation comprises in brief; entrance lobby with open access to the lounge which has a feature fireplace and beamed ceilings. Open plan dining kitchen fitted with traditional shaker style units and a conservatory with an outlook over the garden. On the first floor, the landing leads to three bedrooms and the family bathroom which is fitted with a four piece suite including a free standing claw foot bath, in keeping with the style & character of the property. Outside, double gates lead to a concrete driveway which provides off road parking for multiple vehicles and leads to a detached garage with up and over door. The garden is mainly lawned, bordered by flower beds and has a range of plants, shrubs and trees. The property sits on the same road as Selston High School. Other village amenities include a supermarket, petrol station & doctors surgery. Bus stops with routes to Eastwood, Sutton & Mansfield, amongst other destinations is just a short walk away. For buyers that commute, the M1 can be accessed via Junction 27, just 2.7 miles away. For more information, or to secure a viewing appointment, call our team.

Ground Floor

Entrance Lobby

Composite entrance door and uPVC double glazed window to the front, opening to the lounge.

Lounge

5.44m x 3.74m (17' 10" x 12' 3") UPVC double glazed windows to the front & rear, marble fireplace surround with log burner, spotlights, door to the dining kitchen and French doors leading to the conservatory.

Conservatory

3.04m x 2.76m (10' 0" x 9' 1") French doors to the rear garden, tiled floor.

Dining Kitchen

5.64m x 2.74m (18' 6" x 9' 0") A range of matching wall & base units with work surfaces incorporating an inset ceramic sink and induction hob with extractor over. Integrated electric oven, plumbing for washing machine & dishwasher, 2 uPVC double glazed windows to the rear, uPVC double glazed window to the front, radiator, spotlights, fully tiled walls & floor throughout, ceiling beams, doors to the lounge & family bathroom and stairs to the first floor.

Bathroom

White 4 piece suite comprising of WC, pedestal sink, freestanding clawfoot bath, and shower cubicle with electric shower. Chrome heated towel rail, 2 obscured uPVC double glazed windows to the rear, extractor fan, spotlights and fully tiles floor and walls throughout.

First Floor

Landing

Doors to all bedrooms.

Bedroom 1

3.7m x 3.63m (12' 2" x 11' 11") UPVC double glazed window to the rear, radiator and access to the attic.

Bedroom 2

3.18m x 2.82m (10' 5" x 9' 3") UPVC double glazed window to the rear, radiator and access to the attic.

Bedroom 3

2.35m x 1.98m (7' 9" x 6' 6") UPVC double glazed window to the front, radiator and storage cupboards housing the combination boiler.

Outside

The front garden comprises of paved patio areas, brick built outhouse, artificial lawn, and is enclosed by timber fences. The rear garden is enclosed by timber fencing and comprises of turfed lawn and flower beds with a range of mature plants and shrubs. To the side of the property is a large gated driveway leading to the garage with up & over door.