

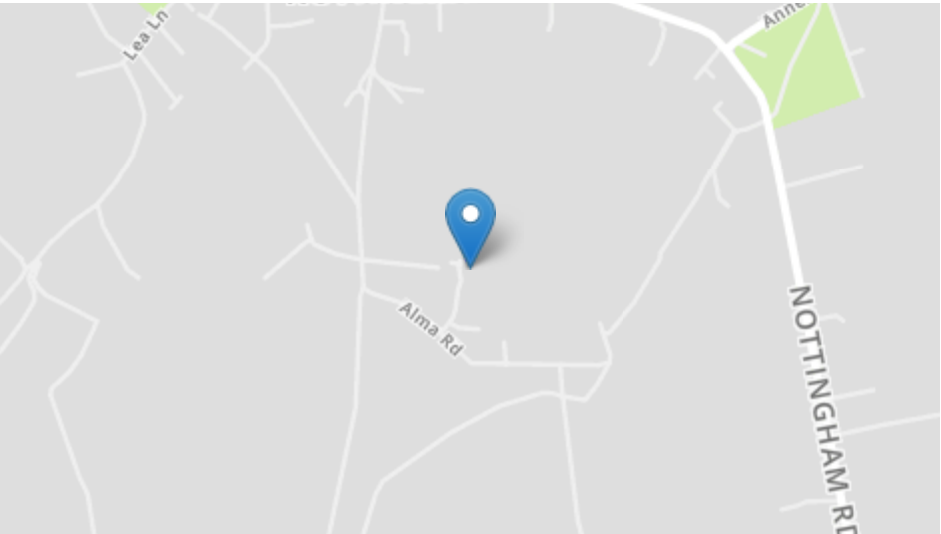
St Michaels View, Selston, NG16 6BP

Offers Over £350,000



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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		
	71	84
England, Scotland & Wales		
EU Directive 2002/91/EC		



- Detached Family Home
- Four Generous Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen
- Utility & Downstairs WC
- Ensuite to Primary Bedroom and Family Bathroom
- Country Side Views
- Enclosed Rear Garden
- Double Width Garage & Driveway
- Cul De Sac Position

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 - 29405797

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



*** LIVE LIKE A SAINT! *** This beautiful 4 bedroom detached home has no shortage of space for the whole family. Located in a desirable cul-de-sac and boasting countryside views, this property offers the benefit of rural living without sacrificing community. Accommodation to the ground floor in brief comprises; welcoming entrance hall, dining room, light and airy lounge, stylish modern kitchen, utility area and WC. To the first floor there are 4 generous bedrooms with an ensuite to the primary bedroom and a three piece family bathroom. The outside space features a double garage, ample off road parking and to the rear, an appealing garden with open countryside views ideal for hosting friends and family all year round. Tucked away within a cul-de-sac, this location offers the best of both worlds. With excellent road links including the M1 motorway & easy access into the neighbouring villages & towns, this property is close to it all. Whether you're a growing family, a fan of the outdoors or looking for the quiet life, this home ticks every box. We HIGHLY RECOMMEND a viewing, call our team today! 01159385577 (OPTION 2).

*** AGENT NOTE ***

AGENT NOTE: The seller has provided the following information; the gas boiler is located in utility room, it is six years old and was last serviced in Jan 2025.

Ground Floor

Entrance Hall

UPVC entrance door, obscured uPVC double glaze window to the side, laminate wood flooring, stairs to first floor and doors to lounge, kitchen, dining room and downstairs wc.

Downstairs WC

Obscured uPVC double glazed window to the side, wc, vanity sink, laminate wood flooring, and chrome heated towel rail.

Lounge

5.26m x 3.55m (17' 3" x 11' 8") UPVC double glazed window to the rear, laminate wood flooring, feature fireplace with multifuel burner, radiator and uPVC French doors to the rear garden.

Dining Room

2.95m x 2.46m (9' 8" x 8' 1") UPVC double glazed bay window to the front and radiator.

Utility

Base units with work surfaces incorporating stainless steel sink & drainer unit, plumbing for washing machine, laminate wood flooring, wall mounted boiler, uPVC door to the side and door to kitchen.

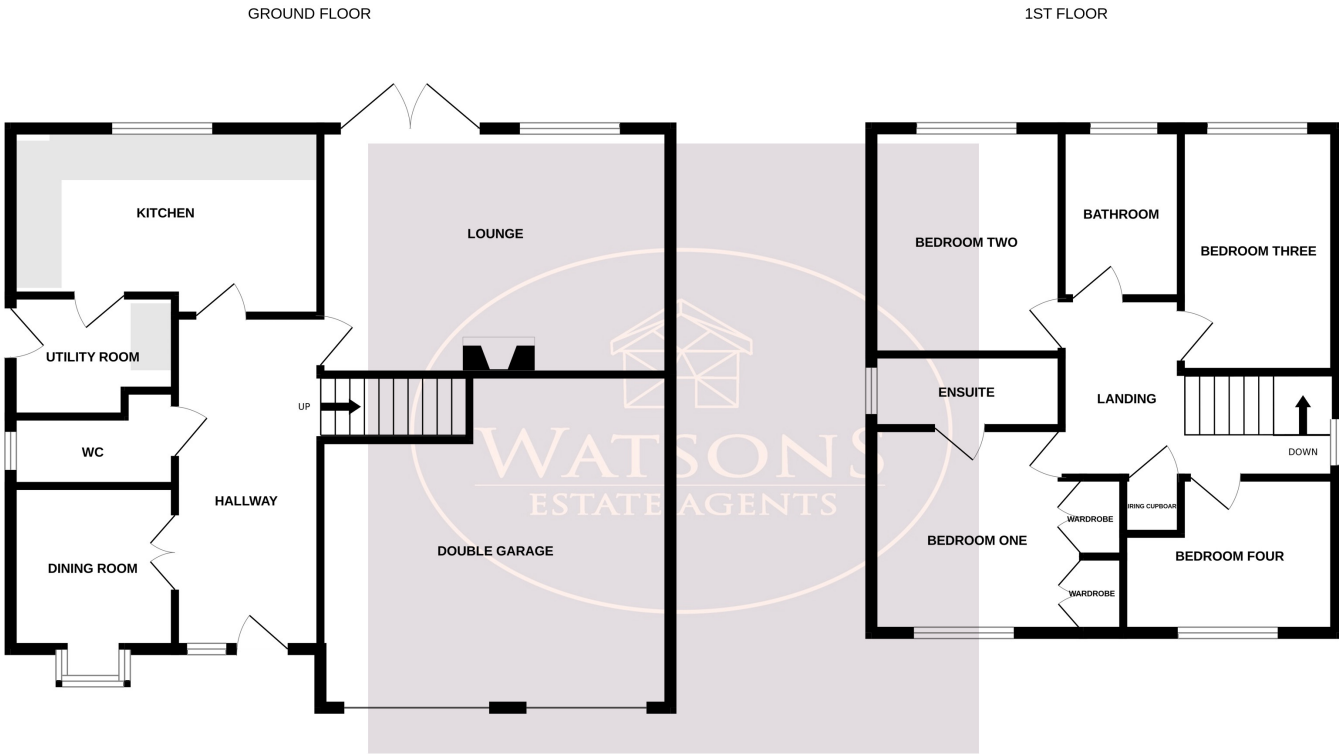
Kitchen

4.61m x 2.80m (15' 1" x 9' 2") A range of matching wall and base units with worksurfaces incorporating inset stainless steel sink & drainer unit. Integrated appliances including electric oven and dishwasher. Breakfast bar, laminate wood flooring, uPVC double glazed window to the rear and ceiling spotlights.

First Floor

First Floor Landing

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



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 1

3.87m x 3.48m (12' 8" x 11' 5") UPVC double glazed window to the front, two fitted wardrobes, radiator and door to en suite.

En Suite

White three piece suite comprising wc, pedestal sink and mains fed cubicle shower. Obscured uPVC double glazed window to the side and tiled walls.

Bedroom 2

3.33m x 2.84m (10' 11" x 9' 4") UPVC double glazed window to the rear and radiator.

Bedroom 3

3.61m x 2.35m (11' 10" x 7' 9") UPVC double glazed window to the rear and radiator.

Bedroom 4

3.14m x 2.22m (10' 4" x 7' 3") UPVC double glazed window to the front and radiator.

Bathroom

White three piece suite comprising wc, pedestal sink and panel bath. Obscured uPVC double glazed window to the rear, radiator and chrome heated towel rail.

Garage

Attached double garage fitted with power and up and over doors.

Outside

The front of the property has a double width tarmacadam driveway leading to a double garage, there is a paved pathway leading to the entrance door and a turfed lawn with a range of plants and shrubbery. To the rear is a paved patio seating area with stone steps leading to a second patio seating area, well established turfed lawn with a range of plants and shrubbery and a raised decked seating area palisaded by timber fencing.