

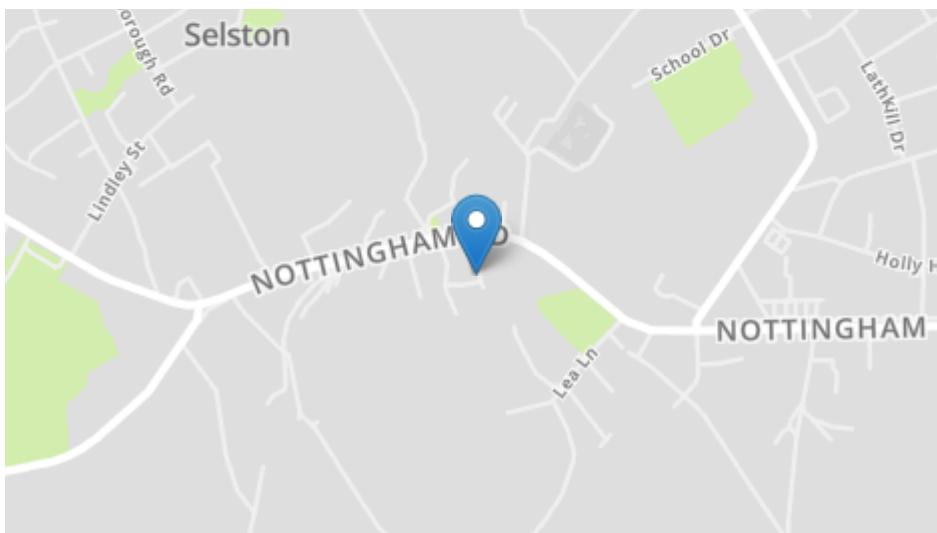
Lilley Close, Selston, NG16 6DZ

£425,000



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£425,000



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 - 29375107

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.



- Detached Family Home
- Four Double Bedrooms
- Immaculately Presented Throughout
- Spacious Light & Airy Lounge
- Two Additional Reception Rooms
- Modern Open Plan Dining Kitchen
- Downstairs WC & Utility Area
- En Suite To Primary Bedroom & 4 Piece Family Bathroom
- Well Presented Low Maintenance Rear Garden

Our Seller says....

40 Main Street, Kimberley, NG16 2LY
www.watsons-residential.co.uk

0115 938 5577
8am-8pm - 7days



*** YOUR VERY OWN DOLLS HOUSE... *** Built in 2003 and coming to the market for the first time is this 4 DOUBLE BEDROOM detached family home which has been impeccably upgraded & maintained by the current owners. Tucked away at the top of the cul-de-sac and accessed via a private drive, this property on Lilley Close is like no other on the road and boasts a 'dolls house' look. If you're searching for a spacious home to be proud of, this is sure to tick your boxes. Accommodation in brief comprises; welcoming entrance hallway, study/family room, lounge, open plan dining kitchen, utility and ground floor WC. To the first floor an impressive galleried landing leads to 4 double bedrooms, re fitted four piece bathroom and re-fitted en suite shower room. Externally this property does not disappoint, the rear garden is the perfect sun trap for the summer months as well as allowing plenty of space for the family to enjoy. To the front you will find well established gardens, a double garage and off road parking. 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, both just a short drive away. Seeing really is believing and we highly recommend a viewing, call our team today to arrange your viewing! 01159385577 (OPTION 2).

*** AGENT NOTE ***

Agent Note: The seller has passed on the following information, The gas boiler is located in the utility it is 6 months old and and was serviced during its installation.

Ground Floor

Entrance Hall

Composite entrance door, laminate wood flooring, glass panel stairs to first floor, storage cupboard, radiator and doors to: downstairs wc, dining room, lounge, study and dining kitchen.

Study

3.39m x 2.58m (11' 1" x 8' 6") Two UPVC double glazed windows to the front and radiator.

Dining Room

3.80m x 2.89m (12' 6" x 9' 6") Two uPVC double glazed windows to the front and radiator.

Lounge

5.50m x 3.39m (18' 1" x 11' 1") Double glazed uPVC French doors leading to the rear garden, feature fireplace with inset gas fire and two radiators.

Downstairs WC

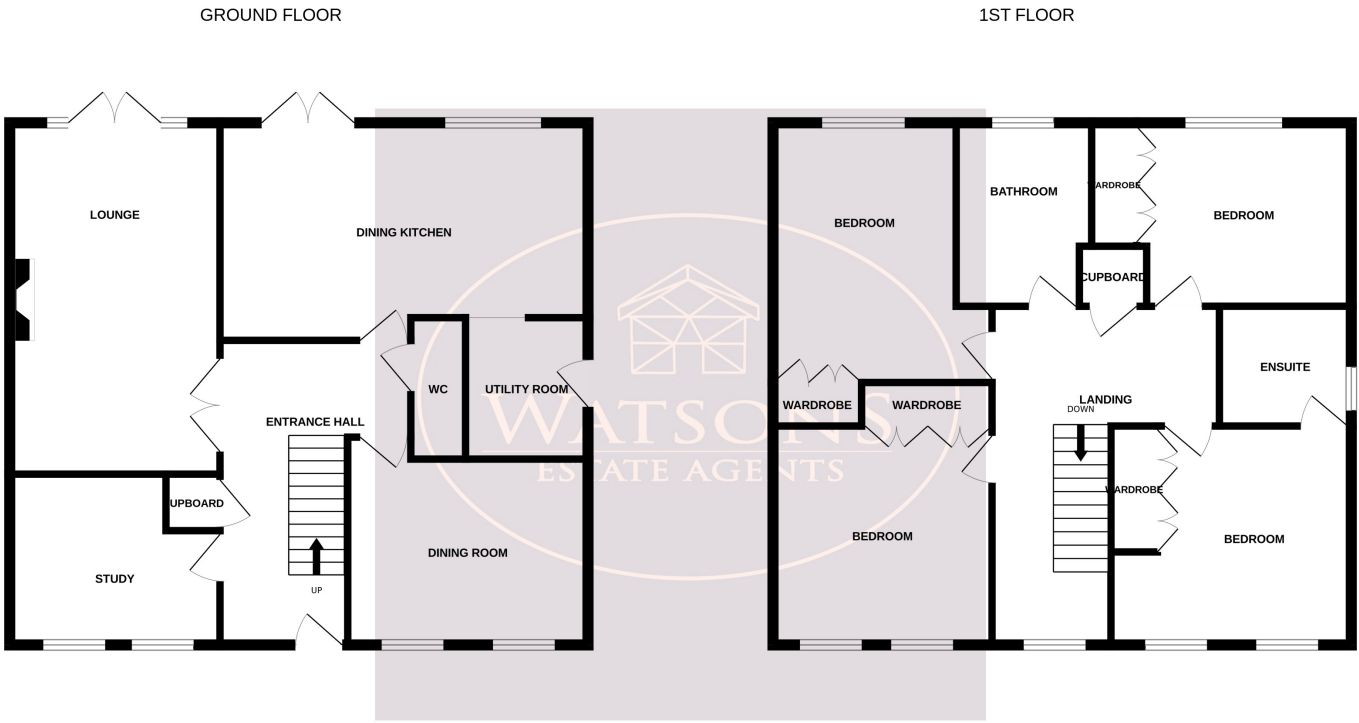
2.13m x 0.86m (7' 0" x 2' 10") WC, pedestal sink, tile flooring, and radiator.

Dining Kitchen

5.83m x 3.15m (19' 2" x 10' 4") A range of matching shaker style wall & base units with granite worktops with tiled splashbacks incorporating a 1.5 stainless steal sink & drainer unit. Integrated appliances including, dishwasher, undercounter fridge, undercounter freezer, double fan oven and 4 ring gas hob with extractor fan over. UPVC double glazed window to the rear, ceiling spotlights, uPVC double glazed French doors leading to the rear garden, two radiators, partially tiled floor and open access to utility.

Utility

2.33m x 1.71m (7' 8" x 5' 7") Matching shaker style wall & base units with granite worksurfaces, boiler, tile flooring, stainless steel sink & drainer unit, space for washing machine and composite door to the side.



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

Gallery Landing

Laminate wood flooring, storage cupboard housing hot water tank, uPVC double glazed window to the front and doors to all bedrooms and bathroom.

Bedroom 1

4.08m x 3.83m (13' 5" x 12' 7") Two uPVC double glazed windows to the front, a range of built in fitted wardrobes, radiator and door to en suite.

En Suite

1.90m x 1.98m (6' 3" x 6' 6") Modern re-fitted white three piece suite comprising; wc, vanity sink with storage under and mains corner shower. Heated towel rail, obscured uPVC double glazed window to the side ceiling spot lights and partially tiled walls.

Bedroom 2

3.35m x 3.18m (11' 0" x 10' 5") UPVC double glazed window to the rear, fitted wardrobes and radiator.

Bedroom 3

2.92m x 2.15m (9' 7" x 7' 1") Two uPVC double glazed windows to the front, fitted wardrobes and radiator.

Bedroom 4

3.47m x 2.42m (11' 5" x 7' 11") UPVC double glazed window to the rear, fitted wardrobes and radiator.

Family Bathroom

Modern re-fitted white four piece suit comprising, WC, vanity sink, panel bath and off-set quadrant shower. Tiled flooring, uPVC double glazed window to the rear and heated towel rail.

Outside

The front of the property features a large tarmacadam driveway leading to two single garages, a turfed lawn surrounds the paved entrance pathway, with a range of flower beds and well established plants and shrubbery. To the rear of the property is a large paved patio seating area with raised timber flower beds to the side, with a range of plants and shrubbery, as well as a turfed lawn area with a timber summer house to the rear. Palisaded by dark timber fencing.