

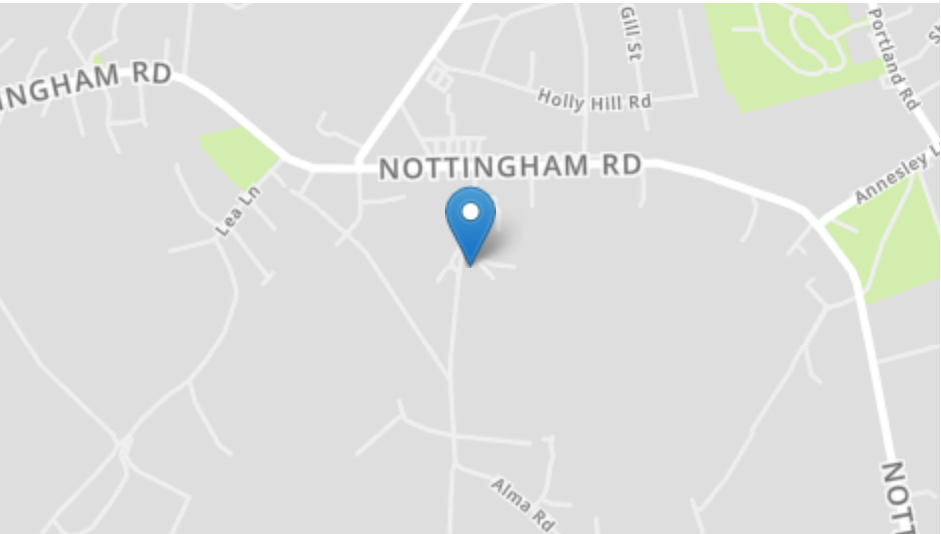
Hanstubbin Road, Selston, NG16 6BL

Guide Price £475,000



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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		
England, Scotland & Wales	77	85
	EU Directive 2002/91/EC	



- Modern Detached Home
- 4 Double Bedrooms
- 3 Reception Rooms
- Spacious Fitted Breakfast Kitchen
- Utility, Downstairs Shower Room, En Suite & Family Bathroom
- Beautifully Presented Throughout
- Generous Driveway & Detached Double Garage
- Sought After Semi Rural Location
- NO UPWARD CHAIN

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 - 28601667

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



*** GUIDE PRICE £475,000 - £500,000 *** UNIQUE FAMILY HOME OF DISTINCTION *** Built in 2018, this detached home is located in a particularly desirable part of Selston and with 3 reception rooms, 4 DOUBLE bedrooms and an abundance of secure parking, it will appeal to families looking for something special. The extensive accommodation is particularly well presented throughout and upon entry, the dining hall is so spacious, with the dual aspect wood-burning stove giving a glimpse through to the lounge. A breakfast kitchen, lounge, study and downstairs shower room are also accessed via the hall making it a great hub for entertaining. The kitchen has lots of natural light flowing in and French doors out to the rear garden, it is another good space for socialising. Upstairs, the landing leads to the 4 DOUBLE bedrooms (en suite to primary) and beautiful modern bathroom. The plot has a generous gravelled driveway to the front which has a detached double garage and the hard landscaped rear garden enjoys a high level of privacy, whilst mature hedging, fencing and walled perimeter provides good security all round. There is easy access to a range of local amenities and junction 27 of the M1 motorway as well as beautiful countryside on the doorstep, making this location particularly good for dog owners. Call our Eastwood team now to see this amazing family home for yourself!

Ground Floor

Dining Hall

4.99m x 3.56m (16' 4" x 11' 8") UPVC entrance door to the front, solid wood flooring with underfloor heating, under stairs storage cupboard with lighting and double aspect feature fireplace with brick built surround and wood burner. Doors to the lounge, study, shower room and breakfast kitchen. Solid oak staircase to the first floor.

Lounge

6m x 3.54m (19' 8" x 11' 7") UPVC double glazed arched window to the front, UPVC double glazed French doors to the rear garden, solid wood flooring with underfloor heating and double aspect feature fireplace with brick built surround and wood burner.

Breakfast Kitchen

4.61m x 4.58m (15' 1" x 15' 0") A range of matching shaker style wall & base units with solid wood work surfaces incorporating an inset Belfast sink. Integrated appliances including Neff electric oven and electric hob with extractor over. Central island with granite worksurface, breakfast bar and offering further storage. Ceramic tiled flooring with underfloor heating, space for fridge freezer, Velux window, uPVC double glazed windows to the rear and side. Door to the utility and French doors to the rear garden.

Utility

2.9m x 1.51m (9' 6" x 4' 11") A range of matching wall & base units with worksurface incorporating an inset one and a half bowl stainless steel sink & drainer unit with flexi tap over. Plumbing for washing machine and dishwasher, wall mounted combination boiler and ceramic tiled floor with underfloor heating. UPVC door to the side.

Study

2.95m x 2.03m (9' 8" x 6' 8") 2 UPVC double glazed windows to the front and solid wood flooring with underfloor heating.

Shower Room

White 3 piece suite comprising wc, vanity sink unit with table top sink and shower cubicle with electric shower. Tiled flooring with underfloor heating, partly tiled walls, extractor fan and obscured uPVC window to the side.

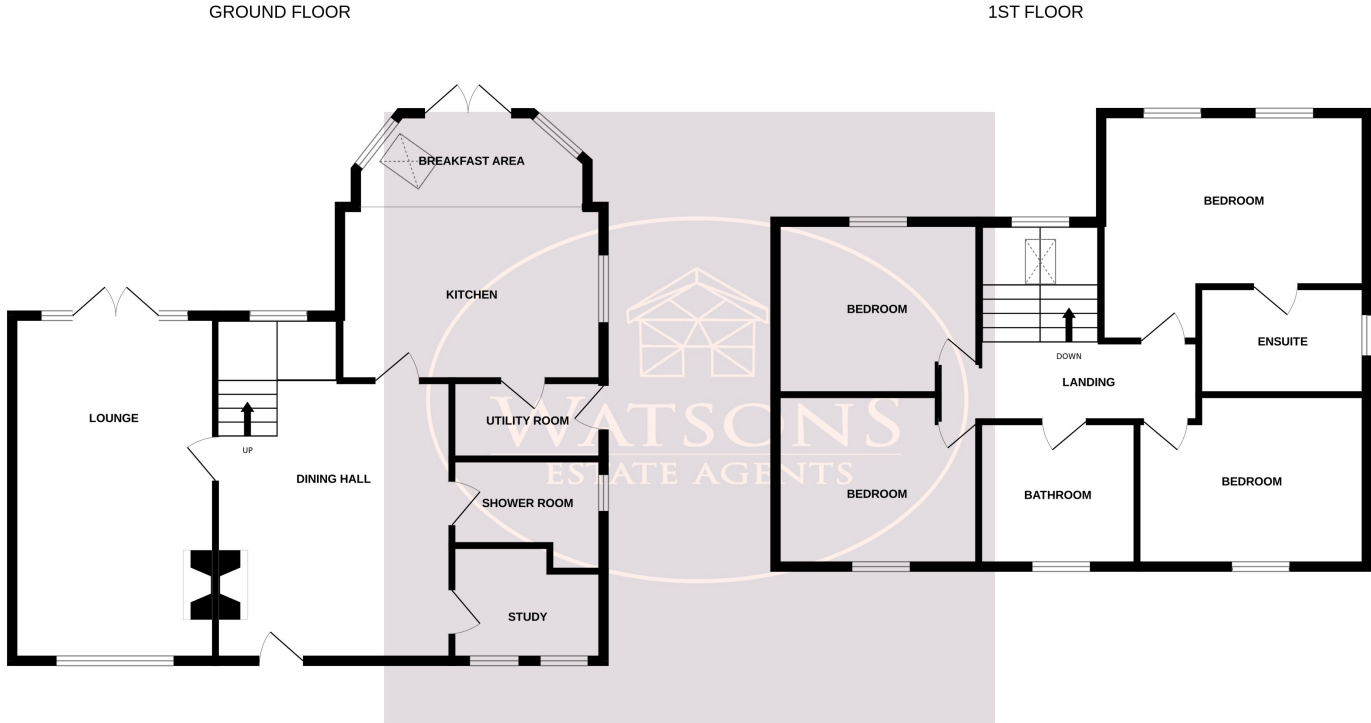
First Floor

Landing

UPVC double glazed window to the rear and Velux window. Radiator, access to the attic, doors to all bedrooms and the bathroom.

Bedroom 1

4.58m x 2.9m (15' 0" x 9' 6") 2 uPVC double glazed windows to the rear, Velux window, radiator and door to the en suite.



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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En Suite

White 3 piece suite comprising wc, pedestal sink and shower cubicle with electric shower over. Chrome heated towel rail, tiled floor, extractor fan and obscured uPVC double glazed window to the side.

Bedroom 2

3.94m x 3.44m (12' 11" x 11' 3") UPVC double glazed window to the front and radiator.

Bedroom 3

3.56m x 3.16m (11' 8" x 10' 4") UPVC double glazed window to the front and radiator.

Bedroom 4

3.54m x 3.16m (11' 7" x 10' 4") UPVC double glazed window to the rear and radiator.

Bathroom

White 4 piece suite comprising wc, vanity sink unit, whirlpool bath and shower cubicle with mains fed hydromassage jet & rainfall shower. Chrome heated towel rail, tiled floor and fully tiled walls. Extractor fan and obscured uPVC double glazed window to the front.

Outside

To the front of the property there are double iron gates along with personal entrance gate leading to a large gravel driveway with ample off road parking for multiple vehicles. Permitters' comprise of mature hedges, brick walls and timber fencing. Also located to the front is a Oak framed double detached garage measuring 5.66m x 5.1m (18' 7" x 16' 9") fitted with power, in addition to a timber shed and paved steps with pathway leading to the front door. The rear garden is enclosed by timber fencing with gated access to the side and comprises paved patio, gravel seating area and flower bed borders with a range of plants and shrubs.