

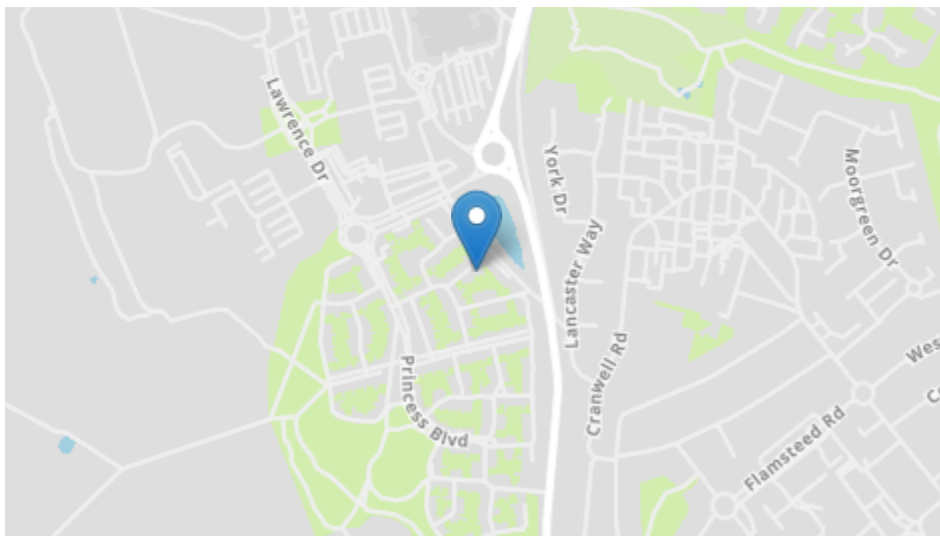
Selsby Close, Nottingham, NG8 6FF

£325,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>95</b>
(81-91)	<b>B</b>	<b>84</b>	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



- Modern Semi Detached House
- 4 Bedrooms
- En Suite & Family Bathroom
- Downstairs WC
- Modern Open Plan Dining Kitchen
- Low Maintenance South West Facing Rear Garden
- Driveway & Garage
- Desirable Location

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 - 27577773

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



\*\*\* FAMILY FAVOURITE \*\*\* This semi detached home gives versatile accommodation over 3 floors which provides 4 bedrooms and wash facilities on each floor. The desirable 'Belfry' estate lies close to the border with Nuthall and a short commute to Nottingham City Centre. In brief, the accommodation comprises: entrance hall, downstairs WC, en suite, open plan dining kitchen, and study/bedroom 4 at ground level. The accommodation in brief comprises: entrance hall, WC, open plan dining kitchen/family area & study to the ground floor. The lounge and primary bedroom with en suite are on the first floor, with the second floor having bedrooms 2 & 3 as well as the family bathroom. The southwest-facing rear garden requires very little maintenance, leaving more time to enjoy the summer sun and there are beautiful countryside walks nearby too. A tarmac driveway alongside the property leading to the garage provides good off street parking and the open frontal outlook is more appealing than most. The M1 motorway & Tram Park & Ride are only a few minutes drive away and the location is served by a bus service, supermarket and pub/restaurant all within walking distance. Families will particularly appreciate the favoured school catchments too. Call our sales team now to arrange a viewing.

## Ground Floor

### Entrance Hall

Composite entrance door to the front, porcelain tiled flooring, storage cupboard housing the boiler and doors to the dining kitchen, study/bedroom 4 and downstairs WC. Stairs to the first floor.

### WC

WC, pedestal sink unit, radiator and extractor fan.

### Dining Kitchen

7.14m x 3.93m (23' 5" x 12' 11") A range of matching high gloss wall & base units, work surfaces incorporating an inset one & a half bowl stainless steel sink & drainer unit with flexi tap. Integrated appliances to include: electric oven & gas hob with extractor over, fridge freezer, washing machine and dishwasher. Under stairs storage, porcelain tiled flooring, radiator and French doors to the rear garden.

### Bedroom 4/Study

2.82m x 1.87m (9' 3" x 6' 2") UPVC double glazed window to the front, porcelain tiled flooring and radiator.

## First Floor

### Landing

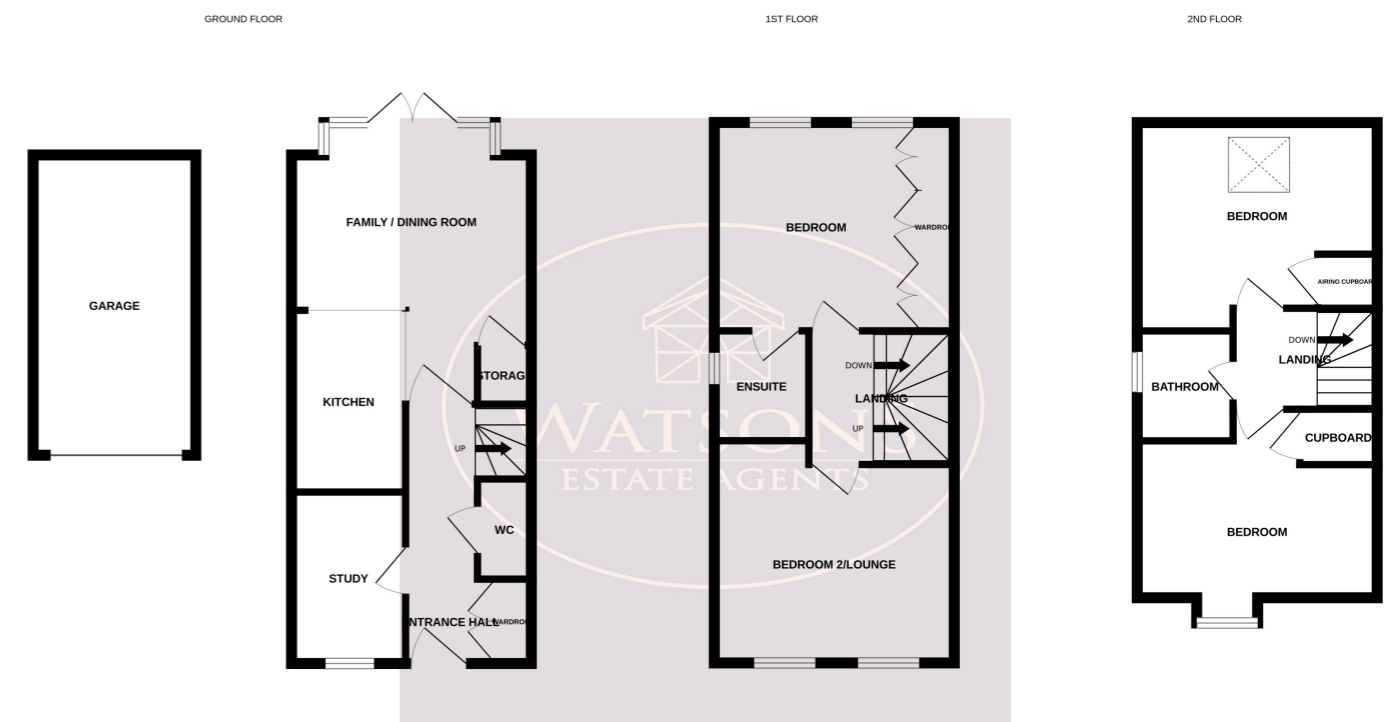
Herringbone Karndean flooring, radiator and doors to the lounge, primary bedroom and stairs to the second floor.

### Lounge

3.92m x 3.62m (12' 10" x 11' 11") 2 uPVC double glazed window to the front, radiator and Herringbone Karndean tiled flooring.

### Primary Bedroom

3.94m x 3.04m (12' 11" x 10' 0") 2 uPVC double glazed windows to the rear, fitted wall to wall, floor to ceiling wardrobes, radiator, Herringbone Karndean flooring and door to the en suite.



### En Suite

3 piece suite in white comprising WC, pedestal sink unit and shower cubical with mains fed shower over. Extractor fan, radiator and obscured uPVC double glazed window to the side.

## Second Floor

### Landing 2

Radiator, access to the attic and doors to bedrooms 2, 3 and bathroom.

### Bedroom 2

4.0m x 3.57m (13' 1" x 11' 9") Skylight, radiator and airing cupboard housing the hot water tank.

### Bedroom 3

3.97m x 2.35m (1.9m min) 13' 0" x 7' 9") UPVC double glazed window to the front, built in wardrobe/storage cupboard, radiator and skylight.

### Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath. Obscured uPVC double glazed window to the side, radiator and extractor fan.

## Outside

To the front of the property, a tarmac driveway provides off road parking leading to the garage with up & over door and power. The South West facing, low maintenance rear garden comprises a composite decking seating area, artificial lawn and is enclosed by timber fencing to the perimeter.