

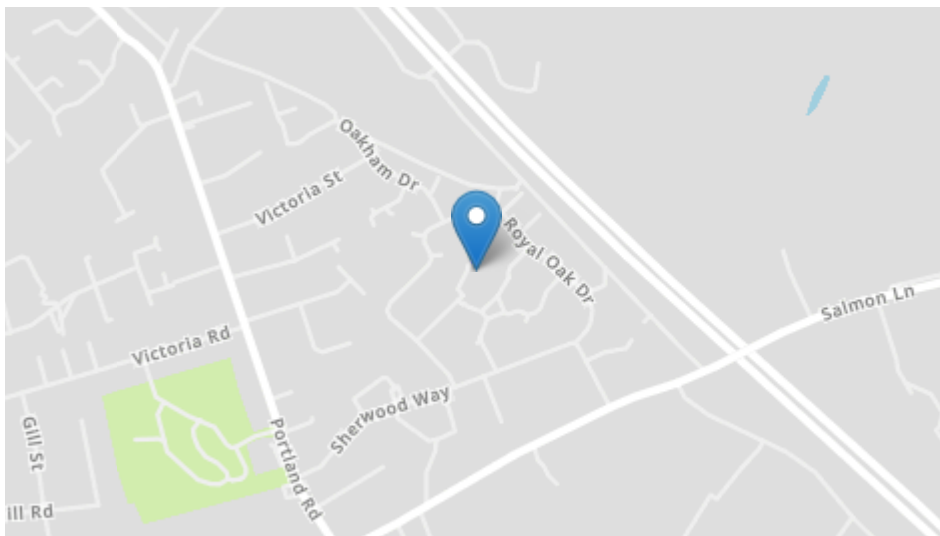
Newstead Close, Selston, NG16 6RL

£210,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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 - 28103461

- Semi Detached Family Home
- 3 Bedrooms
- Modern Dining Kitchen
- Lounge & Conservatory
- Driveway
- Private South Facing Garden
- Popular Residential Location
- Well Presented Throughout

Our Seller says....

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
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***** A FIRM FOOT ON THE LADDER ***** This well presented 3 bedroom semi detached home sits on a quiet cul de sac in Selston. The garden is a particular selling point as it is south facing and offers a good level of privacy - perfect to enjoy the summer evenings. The property itself comprises in brief: entrance hall, lounge, conservatory, dining kitchen, landing to bedrooms and bathroom. There is ample off street parking to the front and commuters will enjoy easy access to the M1 motorway just a short drive away. Viewing is recommended as this home is very well presented, call Watsons now to book your viewing.

Ground Floor

Entrance

Composite entrance door to the front, door to the lounge and stairs to the first floor.

Lounge

4.38m x 3.83m (14' 4" x 12' 7") UPVC double glazed window to the front, inglenook feature fireplace surround with real flame gas fire, vertical radiator and door to the dining kitchen.

Dining Kitchen

4.76m x 3.23m (15' 7" x 10' 7") A range of matching shaker style wall & base units with worksurfaces incorporating an inset 1.5 bowl sink and drainer unit. Integrated appliances including; fridge freezer, dishwasher, double electric oven and hob with extractor over. Plumbing for washing machine, radiator, tiled floor, uPVC double glazed window to the rear and bi fold doors to the conservatory.

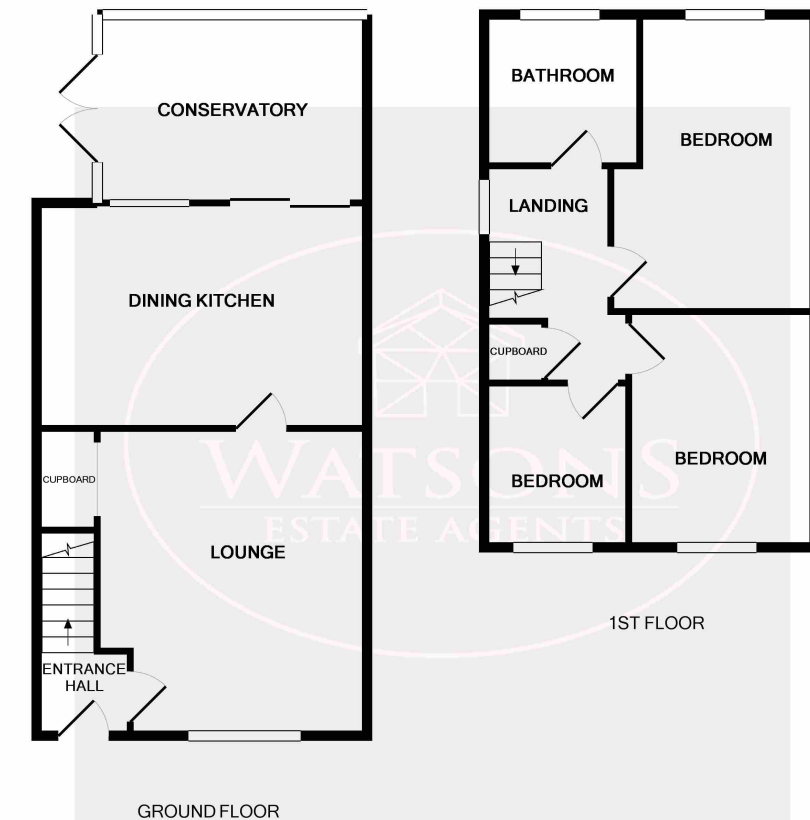
Conservatory

3.8m x 2.71m (12' 6" x 8' 11") Brick & uPVC double glazed construction with French doors leading out to the garden and wood effect laminate flooring.

First Floor

Landing

UPVC double glazed window to the side, built in storage cupboard, access to the partly boarded attic with drop down ladder, doors to all bedrooms & the bathroom.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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

4.24m x 2.94m reducing to 2.55m (13' 11" x 9' 8") UPVC double glazed window to the rear, radiator.

Bedroom 2

3.44m x 2.59m (11' 3" x 8' 6") UPVC double glazed window to the front, wood effect laminate flooring, radiator.

Bedroom 3

2.4m x 2.14m (7' 10" x 7' 0") UPVC double glazed window to the rear, wood effect laminate flooring, radiator.

Bathroom

3 piece suite in white comprising WC, vanity sink unit & bath with electric shower over. Chrome heated towel rail, ceiling spotlights, extractor fan, obscured uPVC double glazed window to the rear.

Outside

The private south facing rear has a paved patio, lawned garden and flower bed borders with a range of plants & shrubs. Timber fencing encloses the garden with gated side access. There is a timber shed and bin store to the side of the property. To the front of the property is a tarmac drive with parking for 2 cars and a lawn with flower bed borders and a range of plants & shrubs.