

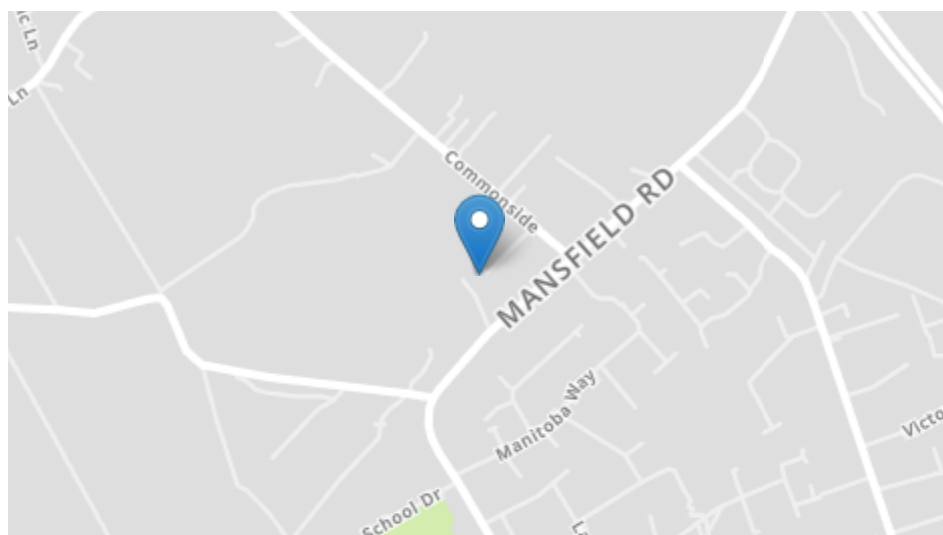
Pines Close, Selston, NG16 6GY

£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](mailto:mail@watsons-residential.co.uk)

Ref - 29005327

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
- 4 Double Bedrooms & Attic Room
- Open Plan Dining Lounge
- Modern Fitted Kitchen
- Downstairs WC
- Family Bathroom & En Suite
- Well Presented Through Out
- Enclosed Rear Garden & Attached Garage
- Private Driveway with Gated Intercom Access
- Great Road & Transport Links

Our Seller says....

40 Main Street, Kimberley, NG16 2LY  
[www.watsons-residential.co.uk](http://www.watsons-residential.co.uk)

0115 938 5577  
8am-8pm - 7days





\*\*\* GUIDE PRICE £425,000 - £450,000 \*\*\* YOU WILL BE PINING FOR PINES CLOSE! \*\*\* This bespoke 4 bedroom detached residence is situated in an exclusive development of modern stylish homes behind secure electric gates and boasts all of the usual refinements you will expect of a home of this type! Individually designed and constructed the generous accommodation boasts; entrance hallway, living room, dining room, kitchen/breakfast, downstairs WC and integral garage to the ground floor. On the first floor there are 4 bedrooms with master en-suite and family bathroom and on the second floor is a large loft room currently used as a games room. To the rear is a private and enclosed south west facing garden and a private driveway provides parking to the front. Located in a desirable area close to many amenities and nearby countryside this is truly an outstanding opportunity to secure your dream home, so call us today to book your viewing!

Ground Floor

Porch

UPVC entrance door, with obscured uPVC double glazed window to the front.

Entrance Hall

Entrance door, stairs to first floor and doors to lounge, downstairs wc and kitchen.

Dining Lounge

8.31m x 3.12m (27' 3" x 10' 3") UPVC double glazed window to the front, Inglenook fireplace with multi fuel burner, English oak topped flooring with under floor heating and bi fold doors to rear garden.

Kitchen

3.67m x 2.44m (12' 0" x 8' 0") A range of matching wall and base units with granite work surfaces incorporating a twin Belfast sink and drainer unit. Integrated appliances including waist height double electric oven, electric hob with extractor fan over, dishwasher and a space for fridge freezer. Slate flooring with underfloor heating, ceiling spotlights, a door to the utility and uPVC double glazed window to the rear.

Downstairs WC

WC, vanity sin, slate tiles with underfloor heating, obscured double glazed window to the front and door to garden.

Utility

2.05m x 1.90m (6' 9" x 6' 3") A range of wall and base units with space for washing machine, slate tiled flooring with under floor heating and two velux windows.

First Floor

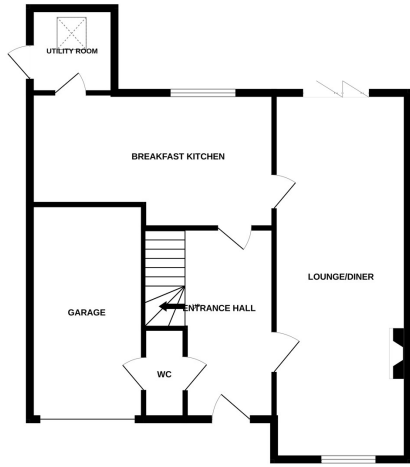
First Floor Landing

UPVC double glazed window to the front, built in storage cupboard, solid oak flooring, radiator and doors to all bedrooms and bathroom, and stairs to attic room.

Bedroom 1

4.02m x 3.50m (13' 2" x 11' 6") UPVC double glazed window to the front, fitted furniture, solid oak flooring and radiator.

GROUND FLOOR

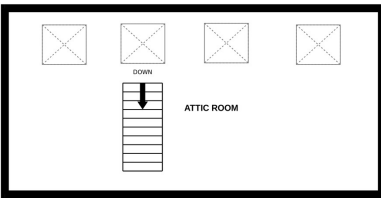


1ST FLOOR



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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2ND FLOOR



Bedroom 2

3.09m x 3.03m (10' 2" x 9' 11") UPVC double glazed window to the rear, solid oak flooring and radiator.

Bedroom 3

3.3m x 2.62m (10' 10" x 8' 7") UPVC double glazed window to the front, solid oak flooring and radiator.

Bedroom 4

3.48m x 2.62m (11' 5" x 8' 7") UPVC double glazed window to the rear, solid oak flooring and radiators.

Bathroom

White 3 piece suite comprising wc, pedestal sink and free standing roll top bath. Traditional radiator, ceiling spotlights and obscured uPVC double glazed window to the rear.

Second Floor

Attic Room

8.28m x 4.63m (27' 2" x 15' 2") Four velux windows, laminate wood flooring and ceiling spotlights.

Outside

The front of the property features a paved double driveway with attached garage, with a timber gate leading to the rear garden and enclosed by a brick patrician wall. The rear garden has a paved patio seating area with gravel flower bed borders, palisaded with a half brick wall. A turfed lawn, with a brick shed to the bottom, enclosed by timber fencing.