

Inkerman Road, Selston.

£450,000

FOR SALE



## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present immaculately presented four bedroom detached home boasting enviable position and far reaching countryside views. Ideally situated for access to A38 & M1 road links, we recommend an early internal inspection to avoid disappointment.

Internally, the extended accommodation briefly comprises; Entrance Hall, Study, open plan Lounge, Kitchen & Dining Area, Utility Room with WC and rear Conservatory extension. To the first floor, there are three Bedrooms, family Bathroom and one En Suite whilst the second floor hosts main Bedroom and second En Suite.

Externally, the property boasts impressive plot with open aspect countryside views to the front elevation. The driveway offers parking for several vehicles and access to double detached garage via electric door roller door.

There is further driveway parking behind the garage too. The rear enclosed garden is a fantastic space which benefits from large entertaining patio and well landscaped lawned areas which combined with the summer house and accompanying decking forms the perfect space to host or relax. Raised flower beds and planters feature throughout the garden whilst timber fencing secures the area making it ideal for those with pets and young children.

## FEATURES

- Detached Family Home In Popular Location
- Stunning Views To Front Aspect
- Perfect For Access to A38 & M1
- Driveway & Garage
- Fantastic Rear Garden
- Extended Family Home
- Viewing Absolutely Essential To Appreciate Presentation And Space



# ROOM DESCRIPTIONS

## Entrance Hallway

Accessed via composite door to front elevation with wood effect flooring, mini wall mounted radiator and doorways to;

## Study

2.93m x 2.38m (9' 7" x 7' 10") With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

## Open Plan Living Kitchen Room

A superb family space. The Living area features double glazed window to rear elevation, wall mounted radiator and carpeted flooring. Understairs storage recess provides further space. The kitchen diner features a range of base cupboards and eye level units with complimentary wood worktops over and a range of fitted appliances including; Oven, microwave oven, five ring gas hob with accompanying extractor hood and integrated dishwasher. Inset one and a half bowl sink sits beneath double glazed window to rear elevation whilst kitchen island/breakfast bar benefits from further storage capacity. Wood effect flooring extends to Utility Room.

## Utility Room

With worktop space of its own, cupboards for storage and under counter plumbing for washing machine.

## Downstairs WC

## Conservatory

3.79m x 3.63m (12' 5" x 11' 11") A UPVC double glazed conservatory with dual double glazed doors opening to rear garden.

## First Floor

## Landing

Accessing Bedroom two, three & four, this carpeted space also allows for access to family bathroom.

## Bedroom Two

3.40m x 3.15m (11' 2" x 10' 4") With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

## En-Suite

2.12m x 1.19m (6' 11" x 3' 11") A tiled three piece suite including; Walk-in shower, pedestal handwash basin and low level WC. Mini wall mounted radiator, double glazed obscured window to rear elevation and wall fitted extractor unit complete the space.

## Bedroom Three

3.52m x 2.55m (11' 7" x 8' 4") With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

## Bedroom Four

3.27m x 2.39m (10' 9" x 7' 10") With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

## Bathroom

2.43m x 2.29m (8' 0" x 7' 6") A tiled three piece suite including; Bath with shower screen and attachment, pedestal handwash basin and low level WC. Mini wall mounted radiator, double glazed obscured window to rear elevation and wall fitted extractor unit complete the space.

## Second Floor

## Bedroom One

7.05m x 3.99m (23' 2" x 13' 1") With double glazed Velux windows to front and rear elevation, carpeted flooring, two wall mounted radiators and eaves storage to both sides. Access to En Suite.

## En-Suite

2.19m x 1.77m (7' 2" x 5' 10") A tiled three piece suite including; Walk-in shower, pedestal handwash basin and low level WC. Mini wall mounted radiator, double glazed obscured window to rear elevation and wall fitted extractor unit complete the space.

## Outside

Externally, the property boasts impressive plot with open aspect countryside views to the front elevation. The driveway offers parking for several vehicles and access to double detached garage via electric door roller door. There is further driveway parking behind the garage too. The rear enclosed garden is a fantastic space which benefits from large entertaining patio and well landscaped lawned areas which combined with the summer house and accompanying decking forms the perfect space to host or relax. Raised flower beds and planters feature throughout the garden whilst timber fencing secures the area making it ideal for those with pets and young children.

## Council Tax

We understand that the property currently falls within council tax band D, with Ashfield District Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

## Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



# FLOORPLAN & EPC



**Approximate total area<sup>(1)</sup>**

138.1 m<sup>2</sup>  
1487 ft<sup>2</sup>

**Reduced headroom**

8.9 m<sup>2</sup>  
95 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 1.5 m/5 ft

Calculations reference the NICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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