

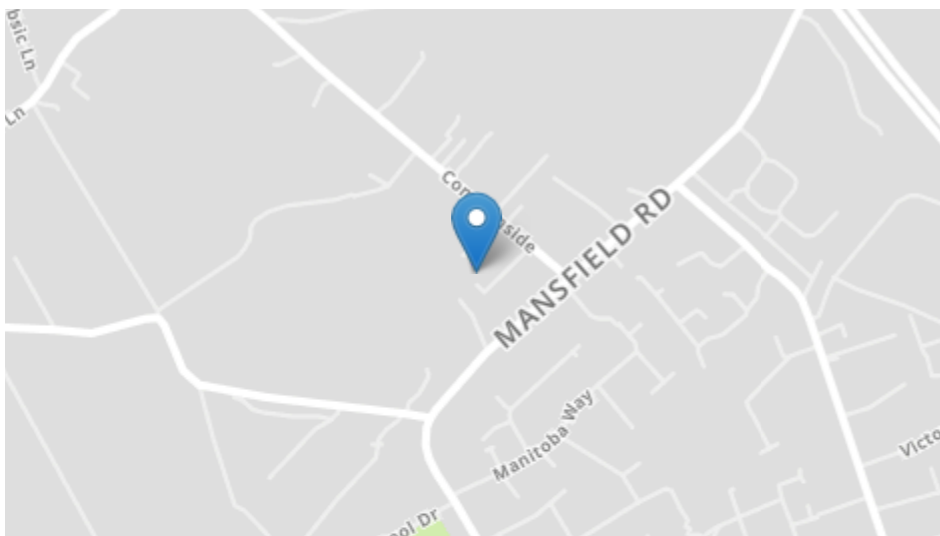
Hope House, Pines Close, Selston, NG16 6GY

Offers in the Region of £750,000



Hope House, Pines Close, Selston, NG16 6GY

Offers in the Region of £750,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B	86	
(69-80)	C		
(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 - 27903810

Our Seller says....

- Detached Family Home built in 2017
- 4 Double Bedrooms
- Modern Kitchen & Utility Room
- 2 Reception Rooms & Garden Room
- Downstairs WC, 2 En Suites & Family Bathroom
- Landscaped Rear Garden
- High Specification Finishes Throughout
- Easy Access to M1, A38 and Amenities
- No Upward Chain

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



*** SIMPLY STUNNING IN SELSTON *** This beautiful, individually designed 4 bedroom home was constructed by the current owners in 2017 and was built with a distinct 'no expense spared' philosophy! Located within an exclusive and secure development of executive homes, accessed via electric gates within a much sought after area of Selston, this amazing home boasts superior fixtures and fittings throughout such as Oak doors and staircase, Italian porcelain tiled floors with underfloor heating, 'panoramic' internal and external doors which allow natural light to flood in, Orangery with 'Fatra' roof and 2 lanterns, high spec fitted kitchen with granite worktops, top end NEFF appliances and 'Gin Bar', 2 multi fuel stoves, luxury bathroom and master en-suite with a dressing area, landscaped gardens and a detached DOUBLE garage to name just a few of the countless features that this home has to offer. Opportunities like this come along very rarely to acquire your forever home, therefore the ONLY way to fully appreciate this fabulous home is to call us now and book your viewing!

Ground Floor

Entrance Hall

Composite entrance door, ceiling spotlights, oak doors to the lounge, dining kitchen, sitting room and wc, porcelain tiled floor with underfloor heating, oak staircase to the first floor.

Lounge

7.14m x 3.68m (23' 5" x 12' 1") Inglenook fireplace with feature oak beam and multi fuel burner, porcelain tiled flooring with underfloor heating, oak sliding pocket doors to the dining kitchen and panoramic doors to the Orangery.

Orangery

6.98m x 3.61m (22' 11" x 11' 10") Panoramic doors to the rear garden, lounge and dining kitchen, uPVC double glazed windows to the rear and side, ceiling spotlights, Fatra roof with 2 roof lanterns, porcelain tiled floor with underfloor heating.

Dining Kitchen

6.69m x 3.93m (21' 11" x 12' 11") A range of matching wall & base units with granite worksurfaces incorporating an inset 1.5 bowl sink and drainer unit and 5 ring induction hob with extractor over. Integrated appliances including; waist height electric oven, fridge freezer, dishwasher, Neff slide & hide microwave oven and plate warmer. Central island offering further storage, breakfast bar and integrated wine cooler. UPVC double glazed window to the rear, plinth lights, ceiling spotlights, fitted gin bar, porcelain tiled floor with underfloor heating, oak doors to the entrance hall, utility room and under stairs storage cupboard, panoramic doors to the Orangery.

Utility Room

A range of matching wall & base units with worksurfaces incorporating a stainless steel sink and drainer unit. Concealed wall mounted combination boiler, ceiling spotlights, uPVC double glazed door to the outside, porcelain tiled flooring with underfloor heating.

Sitting Room

4.58m x 3.78m (15' 0" x 12' 5") Solid stone feature fireplace with multi fuel stove, uPVC double glazed windows to the front & side and porcelain tiled floor with underfloor heating.

WC

WC, vanity sink unit, extractor fan, ceiling spotlights, porcelain tiled floor with underfloor heating.

First Floor

Gallery Landing

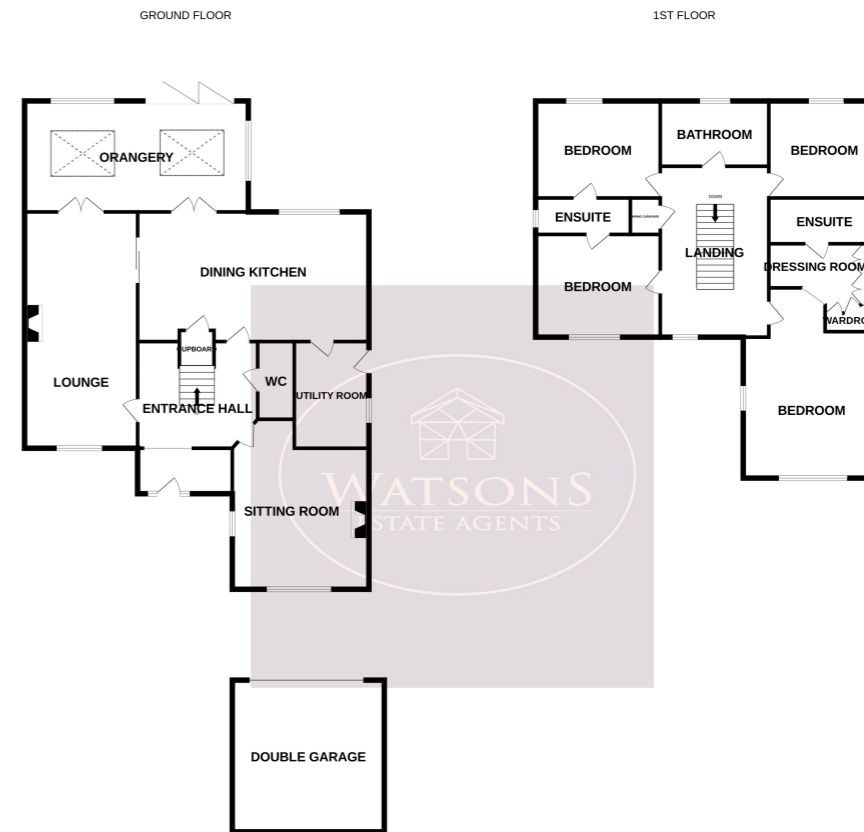
UPVC double glazed picture window to the front, ceiling spotlights, radiator, oak doors to all bedrooms, bathroom and the airing cupboard.

Bedroom 1

5.72m x 3.77m (18' 9" x 12' 4") UPVC double glazed windows to the front and side, radiator and opening to the dressing room.

Dressing Room

Open to the bedroom, fitted wardrobes and dressing table, built in vanity mirror with lighting, ceiling spotlights, oak 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. Made with Metropac C2024

En Suite
White 3 piece suite comprising; wc, vanity sink unit and mains fed rainfall shower. Chrome heated towel rail, ceiling spotlights, extractor fan, fully tiled walls, porcelain tiled floor with underfloor heating, obscured uPVC double glazed window to the side.

Bedroom 2
3.87m x 3.14m (12' 8" x 10' 4") UPVC double glazed window to the rear, radiator and door to the en suite.

En Suite
White 3 piece suite comprising; wc, vanity sink unit and shower cubicle with mains fed shower. Chrome heated towel rail, ceiling spotlights, extractor fan, fully tiled walls, porcelain tiled floor with underfloor heating, obscured uPVC double glazed window to the side, oak doors to bedrooms 2 & 3.

Bedroom 3
3.87m x 2.58m (12' 8" x 8' 6") UPVC double glazed window to the front, radiator, door to ensuite.

Bedroom 4
3.45m x 3.16m (11' 4" x 10' 4") UPVC double glazed window to the rear, radiator and access to the attic which is fully boarded and fitted with traditional roof trusses and lighting.

Bathroom
White 3 piece suite comprising; wc, vanity sink unit and Duravit bath installed with mood lighting. Vanity mirror, chrome heated towel rail, ceiling spotlights, extractor fan, porcelain tiled walls & floor with underfloor heating, obscured double glazed window to the rear.

Outside
To the front of the property is enclosed by low brick walls and comprises; steps leading to the front door, raised flower bed boarders with a range of plants & shrubs, double log store, resin driveway with space for 4 vehicles leading to the detached double garage fitted with power inside & out, electric up & over door and storage space available in the loft. The rear garden is enclosed by hedges and timber fences with gated access to the side and comprises; Indian stone paved patio area enclosed by low brick walls fitted with outdoor lighting, external power sockets and water supplies, steps leading to a turfed lawn and flower bed boarders with a range of trees, plants & shrubs.