

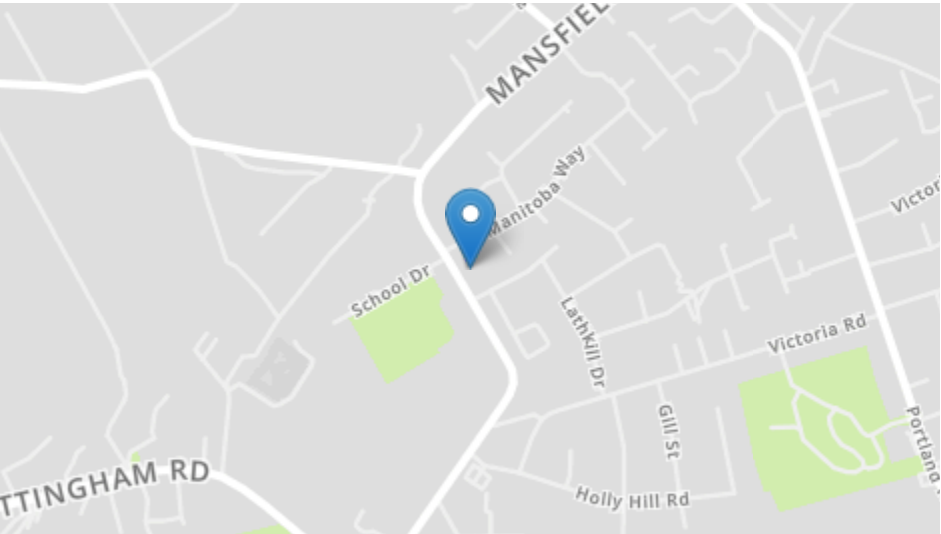
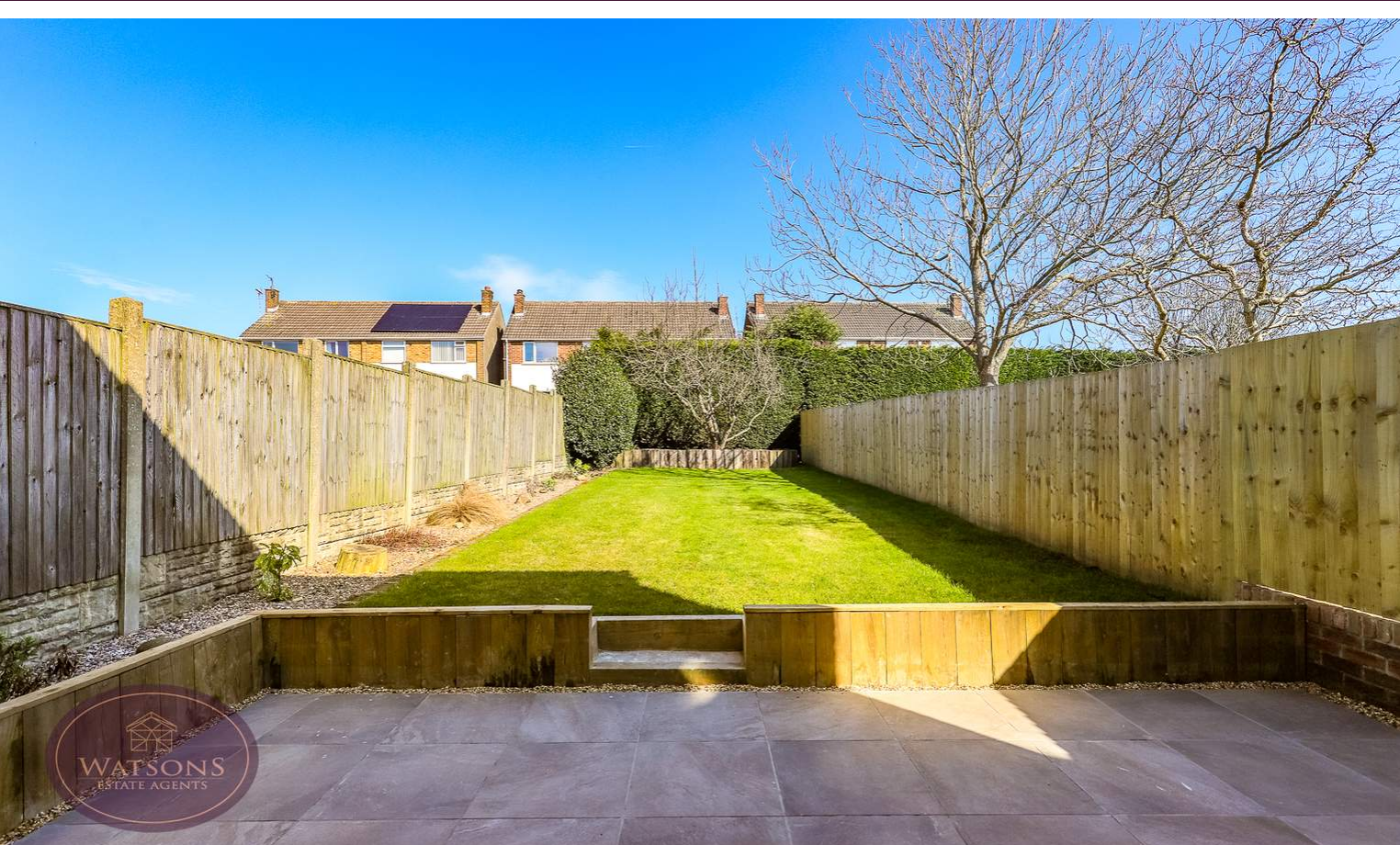
Mansfield Road, Selston, NG16 6ER

Offer Over £300,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	83	
(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 - 28796859



- Detached New Build Home
- 3 Good Size Bedrooms
- Generous Lounge
- Spacious Modern Dining Kitchen
- Downstairs WC & Utility
- En Suite & Family Bathroom With 4 Piece Suite
- Large Driveway Providing Ample Off Road Parking
- Landscaped Rear Garden
- No Upward Chain

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
www.watsons-residential.co.uk

0115 938 5577
8am-8pm - 7days



*** SPACE, STYLE & COMFORT *** NO UPWARD CHAIN *** This beautiful BRAND NEW bespoke 3 DOUBLE bedroom detached family home has been constructed to an impeccably high standard of fit and finish and occupies a generous plot with ample parking and garden to rear. Constructed using only the best materials this individual home boasts well appointed, light and airy living accommodation perfect for a family or for those wishing to downsize to something that is turn key and just requires you to put your furniture in and experience the wonderful living experience this home will provide! Comprising a large multi-car driveway, entrance hallway, downstairs WC, utility room, spacious lounge, living kitchen/dining room with an island unit and quartz work surfaces all with under-floor heating to the ground floor. To the first floor is a beautifully appointed bathroom and en suite, large storage cupboard and 3 DOUBLE bedrooms. To the outside and to the rear is a generous lawned garden. And finally being located within a popular village of Selston with many great amenities such as local shops, schools, public transport and access to the M1 nearby. We fully expect a high level of interest in this fabulous home so call us today to secure your viewing!

Ground Floor

Entrance Hall

Composite entrance door to the front, doors to the lounge, downstairs wc and utility. Tiled flooring with underfloor heating, stairs to the first floor and open to the dining kitchen.

Lounge

5.2m x 2.93m (17' 1" x 9' 7") UPVC double glazed window to the front, under floor heating and under stairs storage cupboard.

Dining Kitchen

5.64m x 4.46m (18' 6" x 14' 8") A range of matching wall & base units with quartz worksurfaces incorporating a 1.5 bowl stainless steel sink & drainer unit. Integrated appliances including dishwasher, induction hob with extractor over, waist height electric oven and microwave. Central island with quartz worksurface, breakfast bar and offering further storage. Ceiling spotlights, porcelain tiled floor with underfloor heating, and Bi Fold doors to the rear garden.

Utility

2.38m x 1.46m (7' 10" x 4' 9") A range of matching wall & base units with quartz worksurfaces. Porcelain tiled floor with underfloor heating, wall mounted combination boiler, space for washing machine & tumble dryer and obscured uPVC double glazed window to the side.

WC

Concealed cistern wc, vanity sink unit, radiator and obscured uPVC double glazed window to the front.

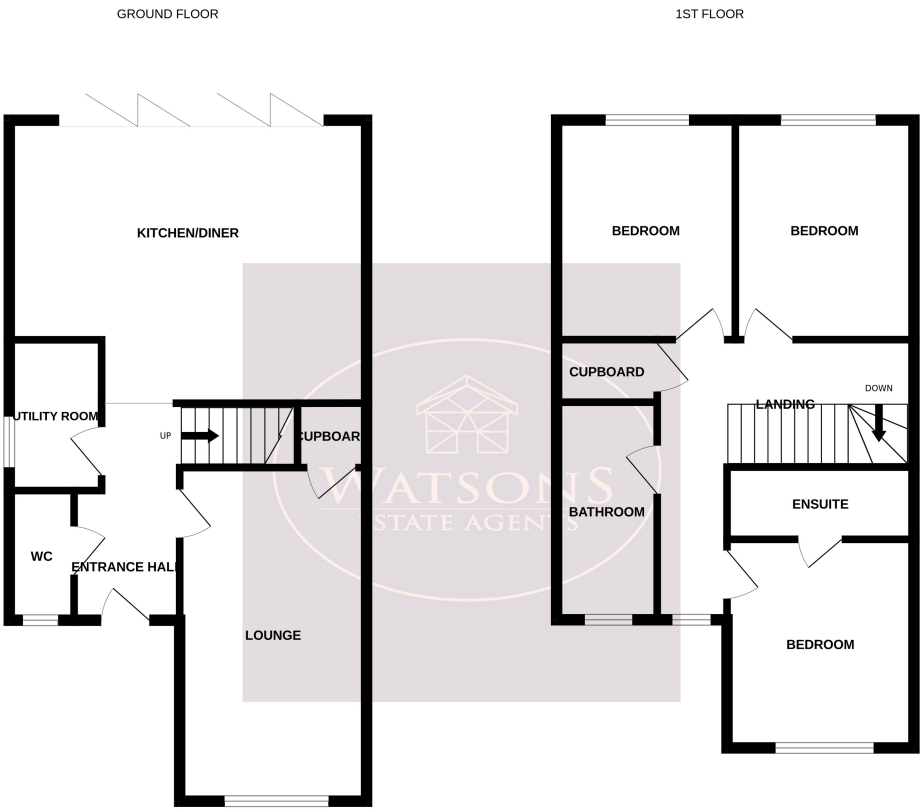
First Floor

Landing

UPVC double glazed window to the front, built in storage cupboard, radiator ceiling spotlights and access to the attic. Doors to all bedrooms and the bathroom.

Bedroom 1

3.5m x 2.94m (11' 6" x 9' 8") UPVC double glazed window to the front, radiator and 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.
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En Suite

White 3 piece suite comprising wc, vanity sink unit with storage and shower cubicle with mains fed shower. Heated towel rail, extractor fan and ceiling spotlights.

Bedroom 2

3.48m x 2.76m (11' 5" x 9' 1") UPVC double glazed window to the rear and radiator.

Bedroom 3

3.48m x 2.76m (11' 5" x 9' 1") UPVC double glazed window to the rear and radiator.

Bathroom

White 4 piece suite comprising concealed cistern wc, vanity sink unit with storage, panelled bath and walk in shower cubicle with mains fed dual rainfall shower. Heated towel rail, extractor fan, ceiling spotlights and obscured uPVC double glazed window to the front.

Outside

To the front of the property is a large tarmacadam driveway offering ample off road parking for multiple vehicles. The landscaped rear garden is enclosed by timber fencing to the perimeter and comprises porcelain tiled patio seating area, turfed lawn and flower bed borders with a range of plants and shrubs.