

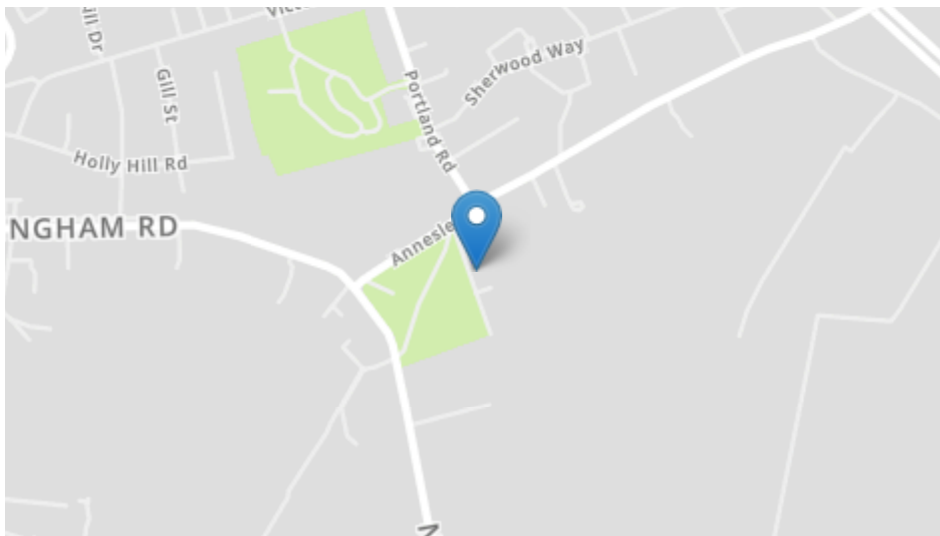
Recreation Street, Selston, NG16 6AG

Offers Over £230,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	73	
(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	



- Extended End Terrace House
- 3 DOUBLE Bedrooms
- Modern Open Plan Dining Kitchen
- Conservatory
- Off Road Parking & 2 Detached Garages
- Open Views To the Front
- Ease Of Access to M1
- No Upward Chain

Our Seller says....

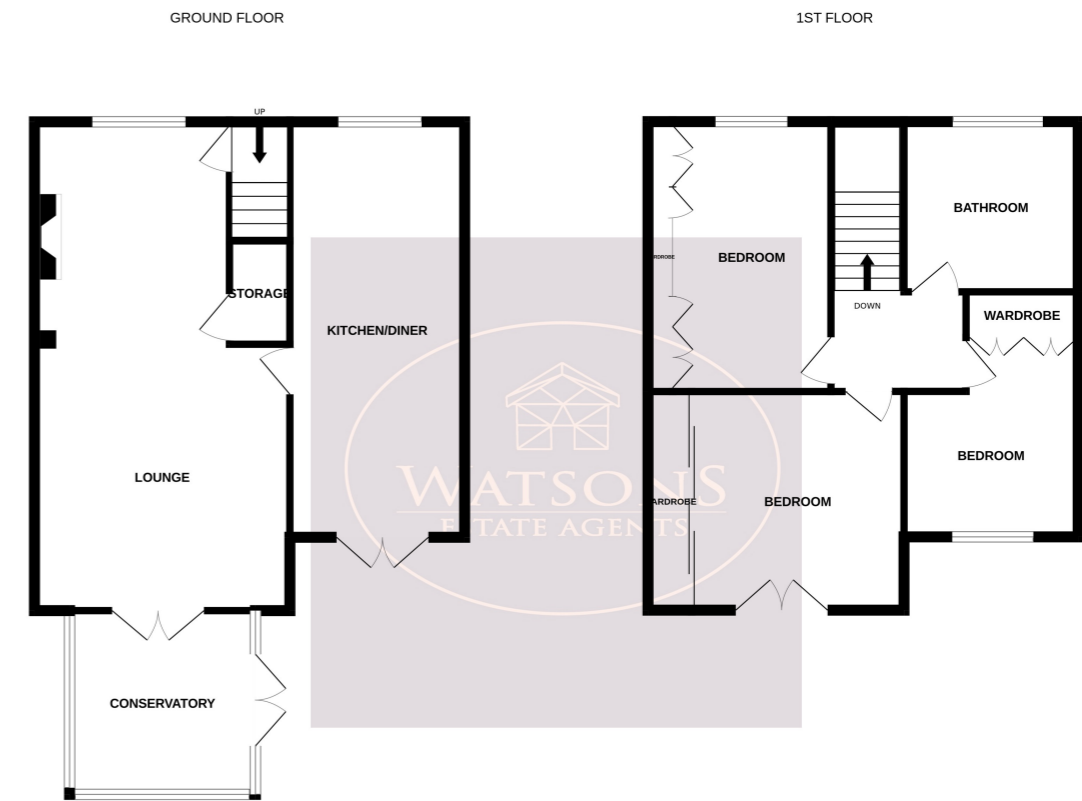
want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 27122140

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



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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*** BEAUTIFUL VILLAGE LOCATION *** Superb open aspects to the front and rear make this end terrace home in Selston a rare chance to have a countryside feel in the heart of Selston. EXTENDED to give a good size Kitchen, there is also great off street parking available. In brief, the accommodation comprises; lounge, dining kitchen, upstairs landing to the 3 DOUBLE bedrooms and family bathroom. Outside, a driveway and 2x garages (with power) provide good off road parking, whilst the gardens benefit from privacy, a timber built bar and open views beyond. The popular village of Selston provides easy access to Junction 27 of the M1 & is just a short drive from the wide range of amenities in nearby Eastwood Town Centre. Local schools and amenities are within walking distance and pet owners will particularly love the accessible countryside walks. Please contact us to book your viewing!

Ground Floor

Lounge

4.26m x 3.2m (4.17m max) (14' 0" x 10' 6") UPVC double glazed window to the front, inset multi fuel burner, 2 radiators, wood effect laminate flooring and under stairs storage.

Dining Kitchen

6.83m x 2.86m (22' 5" x 9' 5") A range of matching high gloss wall & base units, work surfaces incorporating an inset one & a half bowl sink & drainer unit. Space for Range style cooker with extractor over. Integrated washing machine, tiled flooring, ceiling spotlights, vertical radiator, uPVC double glazed window to the front and French doors to the rear.

Conservatory

3.0m x 2.93m (9' 10" x 9' 7") Brick & uPVC double glazed construction, wood effect laminate flooring, radiator and ceiling spotlights.

First Floor

Landing

Access to the attic housing the combination boiler and doors to all bedrooms and bathroom.

Bedroom 1

4.36m x 3.35m (14' 4" x 11' 0") UPVC double glazed window to the front with open views, a range of fitted furniture and built in wardrobe.

Bedroom 2

3.73m x 3.62m to the front of the wardrobes (12' 3" x 11' 11") UPVC double glazed French doors leading to the Juliet balcony with open views, fitted sliding door wardrobes, ceiling spotlights and radiator.

Bedroom 3

3.48m x 2.92m (11' 5" x 9' 7") UPVC double glazed window to the rear, wood effect laminate flooring, fitted wardrobes and radiator.

Bathroom

4 piece suite in white comprising WC, pedestal sink unit, bath and corner shower with mains fed shower. Obscured uPVC double glazed window to the front and radiator.

Outside

Running alongside the property a tarmac drive provides off road parking and leads to the 2 garages measuring 7.51m x 3.26m and 4.2m x 2.75m both with power. The rear garden offers a good level of privacy and comprises a paved patio, timber decking seating area, turfed lawn, flower bed borders with a range of plants & shrubs and a timber built shed currently used as a bar measuring 3.32m x 2.43 with power. The garden is enclosed by timber fencing to the perimeter.