



ANNESLEY LANE | SELSTON | NOTTINGHAM | NG16 6AJ

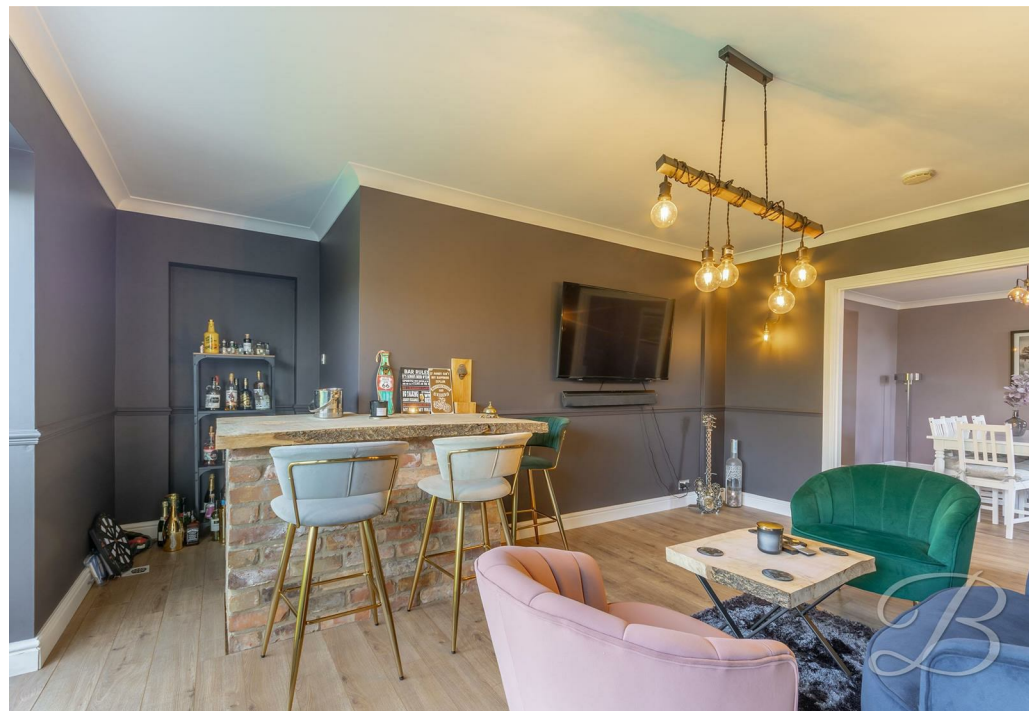
BuckleyBrown
ESTATE AGENTS

WHAT A FIND!...Presenting this exquisite four/five-bedroom detached house nestled in the charming village of Selston. This beautiful property offers a perfect blend of contemporary luxury and traditional elegance, providing an idyllic family living space.

Upon entering, you are greeted by the inviting hall with tasteful details, setting the tone for the rest of the home. The ground floor boasts a spacious and inviting living room, illuminated by an abundance of natural light filtering through large windows. The adjoining modern kitchen is a culinary enthusiast's dream, featuring ample counter space, high gloss units and an adjoining dining area for both casual meals and formal gatherings. To the rear of the property is another reception room currently being utilised as a bar and sitting area. This room is of a great size and offers doors leading through to the rear garden for added convenience. If this wasn't enough living space, there is also a third reception room which has a wealth of possibilities, currently being utilised as a gym, but has the a wealth of potential to be a study, playroom, bedroom, the options are endless!

A highlight of this residence is the generously-sized master bedroom with the luxury of an en-suite bathroom, offering a fantastic spot for you to unwind. The remaining four bedrooms on the upper floor are equally well-appointed, providing comfort and privacy for family members and guests alike. These rooms share the stunning family bathroom which is sure to impress with its gorgeous free standing bath.

Step outside and discover a beautiful rear garden and picturesque field views to the front offering an oasis of tranquility. The outdoor space is perfect for hosting outdoor gatherings, barbecues, or simply relaxing. This property also boasts convenient amenities such as a garage for secure parking and additional storage. Its location in Selston provides a perfect balance between a serene residential environment and easy access to local amenities.





Entrance Hallway

With tiled flooring, central heating radiator, coving, carpeted staircase leading to the first floor, and access to;

Lounge 11'11" x 12'11"

With laminate flooring, central heating radiator, coving, log burner and window to the front elevation.

Dining Room 11'10" x 13'3"

With laminate flooring, two central heating radiators, coving and double windows to the side elevation.

Sitting Room 11'10" x 16'1"

With laminate flooring, central heating radiator, coving and sliding doors leading to the rear garden.

Utility Room 9'4" x 12'7"

Fitted with additional cabinets, work surface, inset sink with a mixer tap above, space and plumbing for a washing machine, tumble dryer, coving, dual aspect windows and door leading outside.

Kitchen 9'7" x 12'9"

Fitted with modern cabinets and units, work surface, inset sink with a mixer tap above, Rangemaster cooker, splash back, extractor fan, down lights, coving and window to the side elevation.

Gym 7'9" x 16'5"

With carpet to flooring, central heating radiator, coving and window to the front elevation.

Bedroom One 11'11" x 25'8"

Generously sized and benefitting from carpet to flooring, three central heating radiators, coving, and triple aspect windows.

En-Suite 7'4" x 7'4"

Fitted with an enclosed shower, low flush WC, wash hand basin, full height tiling and an opaque window to the front elevation.

Bedroom Two 10'4" x 16'1"

With carpet to flooring, central heating radiator, cupboard for additional storage and window to the rear elevation.

Bedroom Three 8'11" x 10'7"

With carpet to flooring, central heating radiator and window to the side elevation.

Bedroom Four/ Office 7'8" x 16'5"

With carpet to flooring, central heating radiator and bay window to the front elevation.

Bathroom 6'1" x 11'7"

Complete with a freestanding bath, enclosed shower, wash hand basin with vanity storage, full height tiling and an opaque window to the rear elevation.

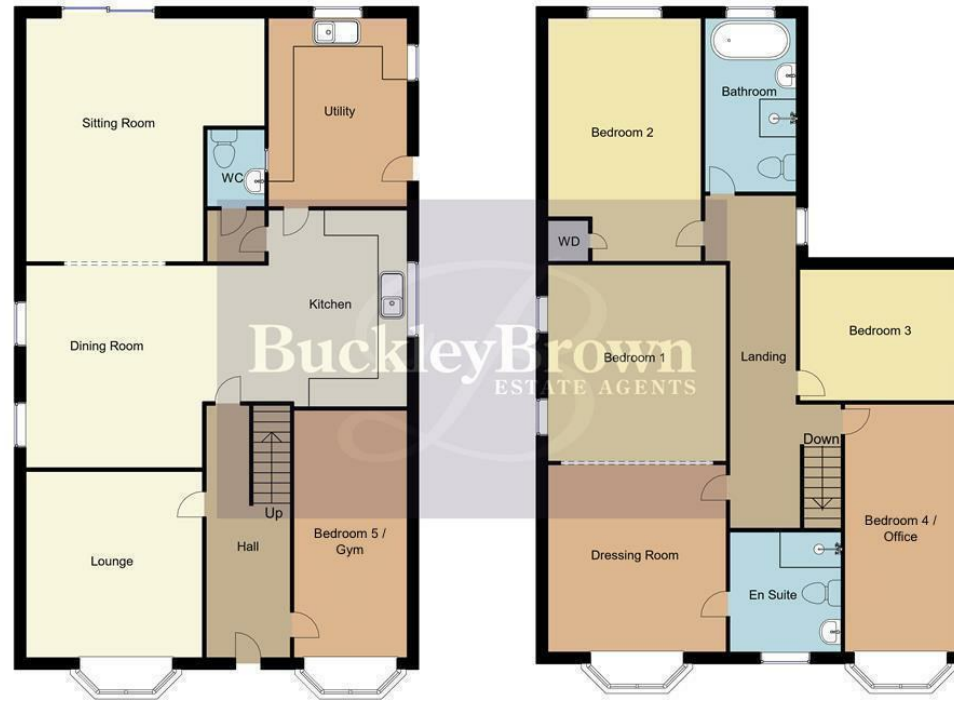
Outside

With a block paved driveway to the front elevation providing off-street parking for multiple vehicles, which in-turn leads to an integral garage. Together with a beautiful outlook of fields which are sure to impress. There is a gravelled area, decking, lawn and surround.



Ground Floor
103 sq.m / 1106.55 sq.ft
approx.

First Floor
94 sq.m / 1006.54 sq.ft
approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted on this plan.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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