



Price Guide £380,000

SELSTON ROAD | JACKSDALE | NOTTINGHAM | NG16 5LF

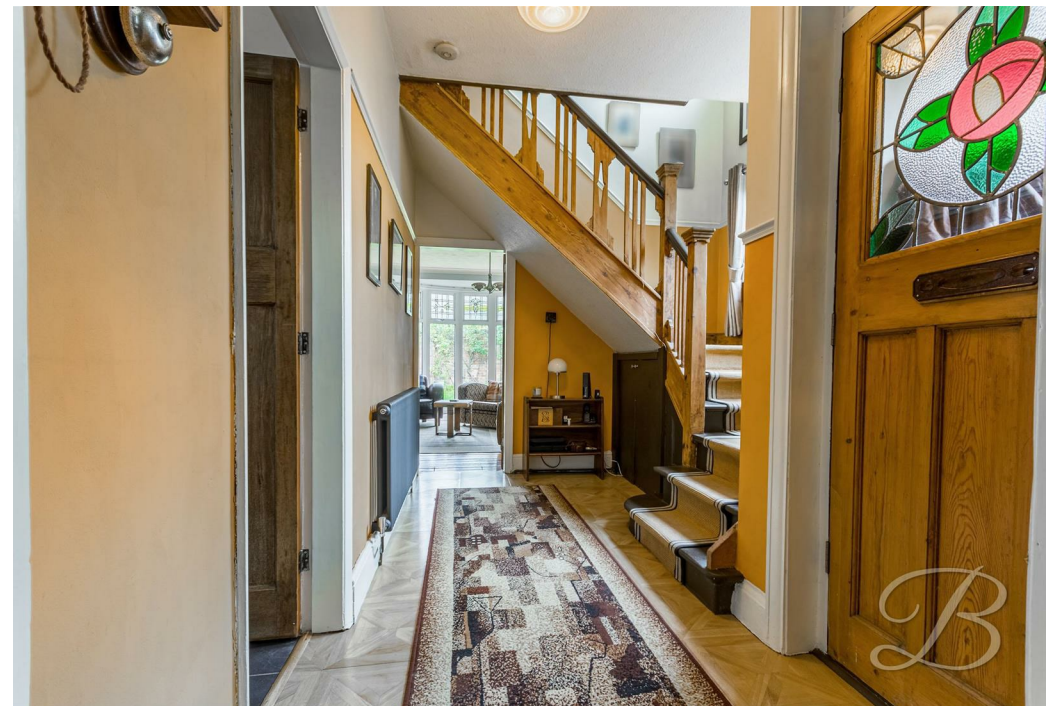
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GUIDE PRICE *£380,000 - £400,000* HOMELY, INVITING & SPACIOUS! .. These are just some of the words we can use to describe this amazing four-bedroom family home! Having been faithfully restored, including modern wiring, whilst maintaining this homes character, this detached property will make the perfect family home and one you are definitely proud to call your own. Let's take a look inside..

The ground floor accommodation benefits from a fantastic living room that is full of character and provides a wonderful environment for you to spend your spare time. You'll find a gorgeous log burner that acts as a stunning focal point, and there's a large bay window to the front that allows a wealth of natural light to flow through beautifully! The kitchen is just next door and is an equally impressive size with a range of shaker-style wall and base units for you to utilise. There's ample space for showing off your cooking skills here, as well as enjoying sit down meals. You'll also find a door leading out to the rear garden and workshop from here for added convenience. In addition, there is a versatile sitting room that boasts charming features and an abundance of space for you to utilise.

Impressed? We knew you would be! Heading up to the first floor, you'll be welcomed by four excellent bedrooms, all of which have been kept to a high standard throughout with ample versatility. The master even benefits from a modern en suite for added luxury. You'll also find a gorgeous family bathroom just off the landing that completes the floor well and features a free-standing bath, cast iron fireplace, and parquet flooring. What's not to love?

Heading outside, you'll be greeted by the gated entrance leading to a gravelled driveway providing off-street parking, in turn leading to a detached triple garage. There is a delightful, walled garden to the rear with lawn and gravel.





Living Room 13'10" x 14'2"
With central heating radiator, coving, log burner, double windows and a bay window.

Kitchen/Dining Room 5'1" x 19'1"
Fitted with shaker style wall and base units, work surface, integrated oven, gas hob, extractor fan, inset sink with mixer tap above, plumbing for a dishwasher, washing machine and space for a Rangemaster cooker. With tiled flooring, window to the rear elevation, door leading into the workshop area.

Sitting Room 12'2" x 12'4"
With central heating radiator, coving,

traditional fireplace and window to the front elevation.

Workshop 18'7" x 19'9"
With laminate flooring, central heating radiator, double windows and access from the front and rear elevation.

Bedroom One 13'11" x 14'3"
With wood flooring, coving, central heating radiator and window to the side elevation. With access to an en-suite.

En-Suite 4'8" x 5'6"
Complete with an enclosed shower, low flush WC, pedestal sink, full height tiling, extractor fan and dual aspect windows.



Bedroom Two 12'4" x 12'6"
With carpet to flooring, coving, central heating radiator and window to the front elevation.

Bedroom Three 8'5" x 8'11"
With central heating radiator, carpet to flooring, decorative flooring and window to the front elevation.

Bedroom Four 5'11" x 12'4"
With carpet to flooring, coving, central heating radiator and window to the front elevation.

Bathroom 9'3" x 12'1"
Complete with a freestanding bath, pedestal sink, high flush WC, central heating radiator, cast iron fireplace, parquet flooring and double windows.

Converted Loft
With ample storage space.

Outside
With a gated entrance leading to a gravelled driveway providing off-street parking, in-turn leading to a detached triple garage. There is a walled garden to the rear with a lawn and gravel.





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. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		G
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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