



£199,995 Freehold

48 PIPPIN CLOSE | SELSTON | NOTTINGHAM | NG16 6JE

**BuckleyBrown**  
ESTATE AGENTS



MODERN LIVING!... We are delighted to present this spacious town house which offers a modern and convenient layout. This property is ideal for families and couples alike, offering a harmonious blend of comfort and functionality.

The property boasts four well-proportioned bedrooms, with the primary bedroom benefitting from an en-suite and built-in wardrobes, providing ample storage space. The remaining three bedrooms provide the perfect canvas for personalisation, ensuring that each member of the family has a space that they can truly call their own.

Further enhancing the property's appeal is its well-equipped kitchen. This space is not just a place to prepare meals but also a hub for family gatherings, featuring a dining space that allows for shared meals and bonding time. Moreover, the kitchen provides direct access to the garden, allowing for a seamless indoor-outdoor living experience.

Adding to the property's allure is the reception room, which features a Juliette balcony. This provides a wonderful spot to enjoy morning coffee or evening relaxation with a view.

The property also comprises two bathrooms, and a downstairs WC, catering to the needs of a busy household with ease.

Convenient features of this property include parking and a well-maintained garden, adding to the convenience and lifestyle this home offers.

In summary, this property provides a perfect blend of comfort, practicality, and style. Its neutral décor allows new owners to put their personal stamp on it, creating a home that truly reflects their taste and lifestyle. Don't miss out on this opportunity to own a home that ticks all the boxes for a comfortable, modern lifestyle.



### Entrance Hall

With stairs rising to the first floor and a central heating radiator. Doors provide access into;

### Bedroom Four

With a window to the front elevation and a central heating radiator.

### Downstairs WC

Fitted with a low level WC and hand wash basin. With a central heating radiator.

### Kitchen/Diner

The kitchen is fitted with an attractive range of wall and base units with sink and drainer set into work surface. Integrated appliances include an electric oven and gas hob with an extractor fan over. There is space and plumbing for a washing machine, and further space for a dishwasher. With a window to the rear elevation, a central heating radiator, and french patio doors which provide access onto the rear garden.

### First Floor Landing

With stairs rising to the second floor. Doors provide access into;

### Living Room

With a Juliette balcony, window to the front elevation and a central heating radiator.

### Bedroom Two

With two windows to the rear elevation and a central heating radiator. There is also a useful storage cupboard.

### Second Floor Landing

Doors provide access into;

### Bedroom Three

With a window to the rear elevation and a central heating radiator.

### Bedroom One

With two windows to the front elevation and a central heating radiator. Bedroom one features fitted wardrobes and has its own en-suite facility.

### En-suite

Fitted with a low level WC, pedestal hand wash basin and a single shower cubicle with mixer shower.

### Bathroom

Fitted with a low level WC, pedestal hand wash basin and a panelled bath. With an opaque window to the rear elevation and a central heating radiator.

### Outside


There is an allocated parking space to allow for off-street parking. The rear garden has been tastefully landscaped

and features a patio area and an additional decked patio area with the rest being mainly laid to lawn.

**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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	





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BuckleyBrown Estate Agents  
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND  
t: 01623 633633 | [mansfield@buckleybrown.co.uk](mailto:mansfield@buckleybrown.co.uk) | [www.buckleybrown.co.uk](http://www.buckleybrown.co.uk)

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