

HoldenCopley

PREPARE TO BE MOVED

Nottingham Road, Selston, Nottinghamshire NG16 6DH

£750,000

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SIMPLY STUNNING FAMILY HOME

This beautifully presented four-bedroom detached home is a true credit to the current owner, offering spacious and versatile accommodation throughout. Built to an exceptional standard using handcrafted Belgian bricks and topped with a premium Spanish slate roof, this bespoke property seamlessly blends modern comforts with charming character features. Set back from the road on a generous plot with a large private driveway, the home exudes quality and curb appeal. It is also fully secure, fitted with a remote-access security system for peace of mind. Upon entering, you're welcomed by a spacious entrance hall and a practical boot room. The heart of the home is the bright and airy open-plan kitchen diner, complete with integrated appliances and a striking feature wall of exposed reclaimed brick. Off the kitchen is a convenient utility room and a ground-floor bathroom. The impressive living room boasts exposed wooden beams and a central exposed brick fireplace with a double-sided log burner, creating a warm and inviting space. Upstairs, the first floor hosts four generously sized double bedrooms, two of which benefit from their own en-suites. All are serviced by a stylish four-piece family bathroom suite. The second floor offers an incredibly versatile space—currently used as an additional living area and home office. Flooded with natural light via multiple Velux windows, this floor also enjoys far-reaching views and features an en-suite, making it perfect for use as a fifth bedroom. Outside, the property sits on a substantial plot with a wrap-around garden, featuring a well-maintained lawn, mature trees, and ample off-street parking for multiple vehicles. Located in the village of Selston, this exceptional home is perfectly positioned for families and commuters, offering a welcoming local community, excellent amenities, and fantastic transport links—including easy access to the M1.





- Beautiful Detached House
- Four Double Bedrooms
- Living Room With Feature Double-Sided Central Burner
- Spacious Fitted Kitchen/Diner
- Four Piece Bathroom Suite & En-Suites
- Utility & Boot Room
- Double Garage & Large Driveway
- Underfloor Heating To Ground Floor
- Private Wrap Around Garden
- Excellent Transport Links





GROUND FLOOR

Entrance Hall

20'6" max x 8'8" (6.26m max x 2.66m)
The entrance hall benefits from laminate flooring with underfloor heating, an oak staircase, a built-in storage cupboard, UPVC double-glazed windows to the front elevation, and a single composite door offering access into the accommodation.

Boot Room

11'10" x 6'7" (3.61m x 2.02m)
The boot room features tiled flooring with underfloor heating, and a UPVC double-glazed window to the rear elevation.

Living Room

28'3" x 18'9" (8.62m x 5.72m)
The living room features laminate flooring with underfloor heating, a central fireplace with a reclaimed brick surround and slate hearth, a double-sided log burner, exposed wooden beams, UPVC double-glazed windows to the front and side elevations, and double French doors opening onto the front garden.

Kitchen/Diner

25'2" max x 17'1" (7.69m max x 5.23m)
The kitchen features a range of fitted base units with solid oak worktops, a central island, a range cooker set in an exposed reclaimed brick surround, a ceramic double sink with a swan-neck mixer tap, space for an American-style fridge freezer, an integrated microwave, space for a dining table, a tiled splashback, ceramic tile flooring with underfloor heating, UPVC double-glazed windows to the side and rear elevations, and double French doors opening onto a decked area that offers fantastic country views.

Utility Room

6'2" x 5'8" (1.89m x 1.74m)
The utility room features fitted base units with worktops, a stainless steel sink with a mixer tap, space and plumbing for a washing machine, a tiled splashback, an extractor fan, tiled flooring with underfloor heating, and a UPVC double-glazed window to the rear elevation.

Shower Room

9'9" max x 5'3" (2.99m max x 1.62m)
The shower room features a wet-room style mains-fed shower, a low-level dual-flush W/C, a wall-hung wash basin, a chrome heated towel rail, tiled flooring with underfloor heating, partially tiled walls, and an extractor fan.

FIRST FLOOR

Landing

20'5" max x 9'9" (6.24m max x 2.99m)
The landing features oak wood flooring, a radiator, a UPVC double-glazed window to the front elevation, and provides access to the first-floor accommodation.

Principle Bedroom

18'8" max x 15'7" (5.71m max x 4.75m)
The main bedroom features Russian pine flooring, two radiators, two built-in cupboards, and UPVC double-glazed windows to the side elevations.

En-Suite

8'8" x 2'11" (2.65m x 0.89m)
The en-suite features a walk-in shower enclosure with a mains-fed shower, a bi-folding shower screen, a low-level dual-flush W/C, a vanity storage unit with a wash basin, a radiator, partially tiled walls, recessed spotlights, and an extractor fan.

Bedroom Two

16'0" max x 12'7" (4.89m max x 3.86m)
The second bedroom features oak flooring, two radiators, a built-in wardrobe, and a UPVC double-glazed window to the side elevation.

En-Suite

6'8" max x 6'6" (2.04m max x 1.99m)
The en-suite features a walk-in shower enclosure with an electric shower, a bi-folding shower screen, a low-level dual-flush W/C, a vanity storage unit with a wash basin, a radiator, partially tiled walls, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

Bedroom Three

16'2" x 11'6" (4.93m x 3.52m)
The third bedroom features Russian pine flooring, two radiators, and UPVC double-glazed windows to the front and side elevations.

Bedroom Four

11'11" x 11'10" (3.64m x 3.62m)
The fourth bedroom features Russian pine oak flooring, a radiator, and a UPVC double-glazed window to the side elevation.

Bathroom

10'10" x 10'0" (3.31m x 3.06m)
The bathroom features vinyl flooring, a high-level flush W/C, a free-standing bath with central taps, a shower enclosure with a rainfall shower and handheld showerhead, an extractor fan, a chrome heated towel rail, partially tiled walls, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

SECOND FLOOR

Home Office/TV Room

39'2" max x 24'4" (11.94m max x 7.43m)
This versatile space boasts carpeted flooring, recessed spotlights, and decorative exposed brick. It features UPVC double-glazed windows to both the front and rear elevations, along with three Velux windows that provide ample natural light. Ideal as a fifth bedroom, this room offers flexible living options.

Shower Room

9'2" x 2'11" (2.80m x 0.91m)
The en-suite features a walk-in shower enclosure with a mains-fed shower, a bi-folding shower screen, a low-level dual-flush W/C, a vanity storage unit with a wash basin, a radiator, partially tiled walls, recessed spotlights, and an extractor fan.

OUTSIDE

Outside, the property offers a driveway with off-street parking for multiple cars, access to a double garage, and a wrap-around garden featuring a well-maintained lawn, a vegetable patch, gravelled borders, various shrubs and trees — including apple, plum, and pear trees — all enclosed by mature hedge boundaries.

Double Garage

17'11" x 16'2" (5.47m x 4.94m)
A motorised electric door provides convenient access to the garage.

ADDITIONAL INFORMATION

Broadband Networks - Openreach
Broadband Speed - Superfast available - 76 Mbps (download) 30 Mbps (upload)
Phone Signal – Good 4G/ Some 5G
Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Central Heating – Connected to Mains Supply
Septic Tank – No
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years+
Flood Risk Area - Very Low
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

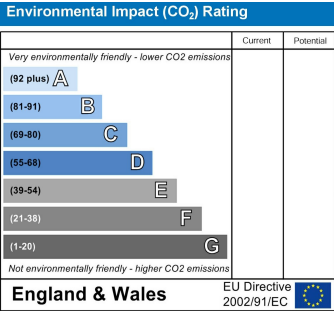
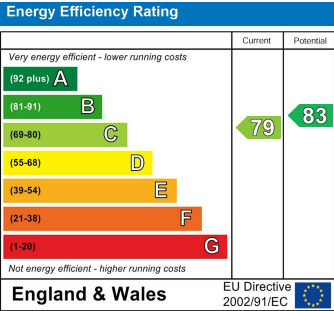
DISCLAIMER

Council Tax Band Rating - Ashfield District Council - Band F
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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