

## Windsor Road, Selston, Nottingham, NG16 6JH



**£260,000 Freehold**



Detached, Four Bedrooms, Three Reception Rooms, New Windows, Solar Panels, Driveway & Garage.... What more could you want from a property? A great property situated in Selston within close proximity of green space, transport links & Holly Hill Primary School. In brief the property comprises entrance hallway with wc, lounge, dining room, conservatory and kitchen to the ground floor and upstairs four good size bedrooms and the family bathroom. Externally the property has a paved front area with hedge across the front and the rear garden has been paved and laid with artificial grass and slabs. There is plenty of parking for the property with a single garage and space in front and additional space to the side. There is also a driveway inside the gate where there has been an electric car charger fitted. This property is one not to be missed and we don't think it will be around for long. EPC= D

## Kitchen 12'1" x 8'1"



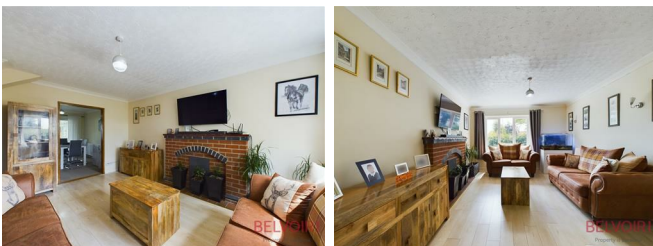
Fitted with a range of wall and floor units with contrasting work top over with integrated appliances to include double electric oven, four ring gas hob with extractor, dishwasher, fridge freezer and stainless steel sink and drainer with mixer tap and space for washing machine. Also with tiled splash backs, vinyl flooring, radiator, storage cupboard, door to the side and window to the rear elevation

## Dining Room 12'11" x 9'3"



A great family room with doors to the conservatory and door to the kitchen as well as a radiator.

## Lounge 15'8" x 11'8"



A light and bright family room with laminate wood effect flooring, brick hearth, window to the front elevation and opening into the dining area

## Conservatory 12'6" x 10'4"



A great addition to the property with windows to two sides and patio doors opening to the garden. With tiled flooring having under floor heating with independent thermostat control, radiator and sliding patio doors to the dining room.

## Entrance Hallway 13'5" x 5'10"

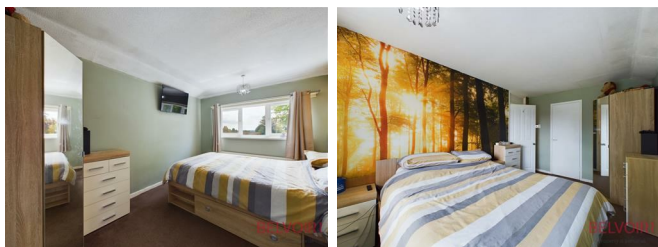


Enter through newly fitted composite front door into the hallway which has laminate wood effect flooring, radiator and stairs to the first floor with under stairs storage cupboard.

## Wc 6'8" x 2'10"

Nicely tucked under the stairs with wc and wash hand basin with tiled flooring, radiator and window to the side elevation.

## Bedroom One 14'0" x 8'8"



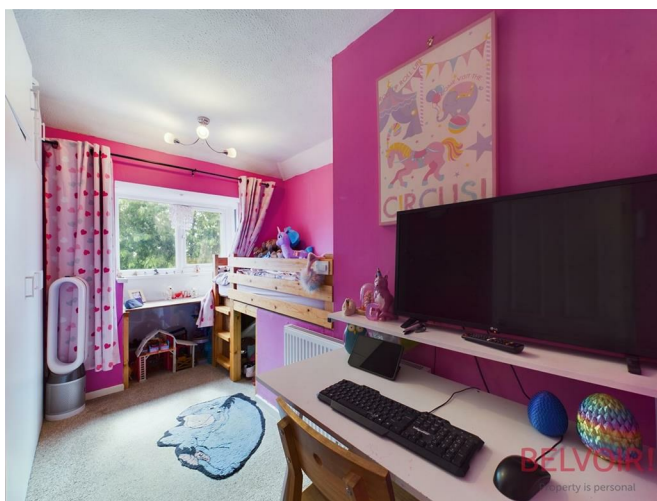
A great sized main bedroom with radiator and window to the front elevation as well as built in wardrobe space.

## Bedroom Two 12'11" x 8'8"



A second good sized double bedroom with built in storage cupboard housing the Worcester Bosch 'silent running' boiler, radiator and window to the rear elevation.

## Bedroom Three 10'4" x 9'1"



A good sized Third bedroom with radiator and window to the front elevation. Also with access to the loft with pull down stairs and part boarded for storage.

## Bedroom Four 8'4" x 9'2"

A double bedroom with radiator and window to the rear elevation.

## Bathroom 7'5" x 6'3"



## Garden



A lovely sized garden with space for the family. Stepping out of the kitchen doors or conservatory doors onto paved patio area which in turn leads to artificial grass with hedging to one side. There are plenty of seating areas around the garden and double gates give access to the main parking area. Part of the garden can also be used as a driveway with electric car charger point attached to the conservatory. Externally down the side of the property and on the conservatory are outdoor power sockets.



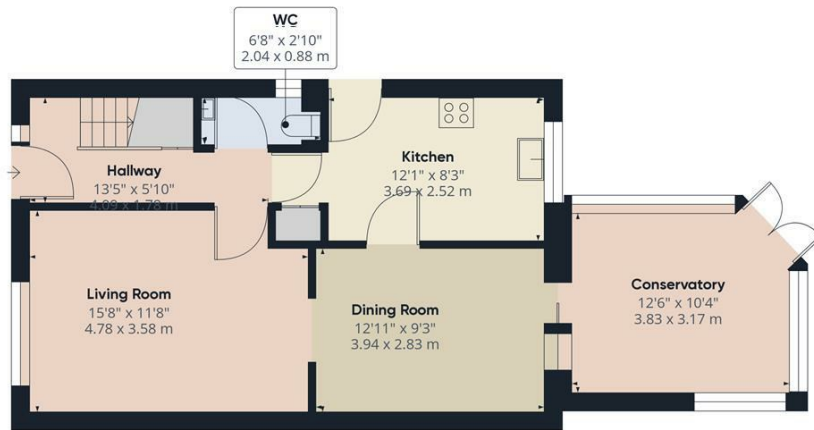
A single garage with up and over door, power & lighting and a door leading into the garden with parking for one car in front of the garage and additional parking space to the side of the garage.

## Front

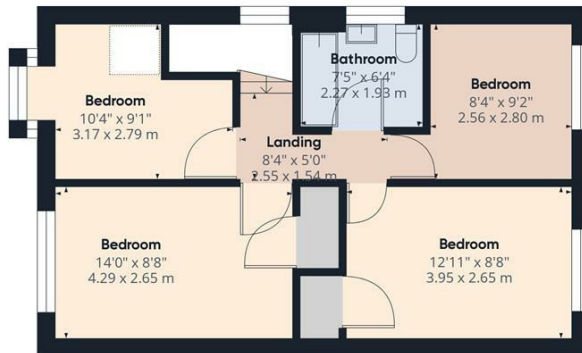


A paved area with small laurel edging.

## Parking



Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
1140.54 ft<sup>2</sup>  
105.96 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



### 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>		<b>75</b>
(55-68) <b>D</b>	<b>60</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	