

# HoldenCopley

PREPARE TO BE MOVED

Selby Close, Toton, Nottinghamshire NG9 6HS

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Guide Price £375,000 - £400,000



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### LOCATION, LOCATION, LOCATION...

Nestled in a peaceful cul-de-sac with rear access gates leading to the scenic Toton Fields Nature Reserve, this three-bedroom detached chalet bungalow offers spacious and versatile accommodation across two floors, making it ideal for a range of buyers. Offered to the market with no upward chain, the property is move-in ready and perfectly situated within close proximity to local schools, excellent transport links, and various amenities. The ground floor features a welcoming porch and entrance hall leading to a light-filled living room and a breakfast kitchen that flows seamlessly into the sitting room, creating the perfect space for family gatherings. Two conservatories provide additional living spaces, while a double bedroom, which can serve as a flexible reception room, and a three-piece bathroom suite complete the ground floor. Upstairs, the property boasts a generous master bedroom with an extensive dressing area that can easily be converted into an additional bedroom if needed, alongside a further double bedroom and a convenient W/C. Outside, the front offers ample parking with a driveway for multiple vehicles and access to the garage, while the private rear garden is a tranquil retreat featuring multiple seating areas, a wildlife pond, a shed, a greenhouse, and an array of mature trees and plants, perfect for outdoor enjoyment.

MUST BE VIEWED







- Detached Chalet Bungalow
- Three Double Bedrooms
- Breakfast Kitchen
- Two Reception Rooms
- Two Conservatories
- Three-Piece Bathroom & Additional W/C
- Fantastic-Sized Garden
- Large Driveway & Garage
- Quiet Cul-De-Sac Location
- Must Be Viewed











GROUND FLOOR

Porch

6’3" x 3’1" (1.92 x 0.94)  
The porch has quarry tiled flooring, UPVC double-glazed window to the front and side elevation, and a single UPVC door providing access into the accommodation.

Hallway

10’2" x 6’10" (3.10 x 2.10)  
The inner hall has wood-effect flooring, a dado rail, carpeted stairs, a radiator, an in-built under stair cupboard, UPVC double-glazed obscure windows and a single UPVC door via the porch.

Living Room

17’1" x 10’10" (5.21 x 3.32)  
The living room has a UPVC double-glazed bow window to the front elevation, a further UPVC double-glazed window to the side elevation, carpeted flooring, coving to the ceiling, a TV point, a radiator, a feature fireplace with an exposed brick surround, tiled hearths and recessed shelving.

Bathroom

8’1" x 5’10" (2.47 x 1.80)  
The bathroom has a concealed dual flush W/C combined with a wash basin and fitted storage, a wall-mounted vanity mirror with cabinets and recessed spotlights, a panelled bath with a wall-mounted electric shower fixture and a shower screen, a radiator, vinyl flooring, partially tiled walls, and a UPVC double-glazed obscure window to the rear elevation.

Bedroom Three / Reception Room

10’1" x 9’8" (3.09 x 2.97)  
The third bedroom / reception room has a UPVC double-glazed bow window to the front elevation, carpeted flooring, and a radiator.

Breakfast Kitchen

11’8" x 10’7" (3.56 x 3.24)  
The kitchen has a range of fitted base and wall units with worktops and a breakfast bar, a stainless steel sink with a mono mixer tap and drainer, an integrated dishwasher, space and plumbing for a washing machine, an integrated double oven, a ceramic hob, an exposed brick wall with a recessed wine shelf, tiled splashback, tile effect flooring, a UPVC double-glazed window to the rear elevation, and open plan to the sitting room.

Sitting Room

15’10" x 10’2" (4.84 x 3.12)  
The sitting room has carpeted flooring, a continued exposed brick feature wall, an exposed beam on the ceiling, a feature fireplace with a decorative surround and tiled hearth, a radiator, and a sliding patio door into the first conservatory.

Conservatory One

11’2" x 9’11" (3.41 x 3.04)  
The first conservatory has ceramic tile flooring, a polycarbonate roof, a radiator, a range of UPVC double-glazed windows to the side and rear elevation, and a sliding patio door opening out to the garden.

Passage

The passage has fitted units and a single UPVC door into the second conservatory.

Conservatory Two

14’2" x 7’11" (4.33 x 2.43)  
The second conservatory has tile effect flooring, a radiator, a polycarbonate roof, a range of UPVC double-glazed windows to the side and rear elevation, and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

The landing has carpeted flooring, an in-built double door cupboard, a further in-built cupboard, a dado rail, access to the loft, and provides access to the first floor accommodation.

Master Bedroom

13’5" x 10’11" (4.11 x 3.33)  
The main bedroom has carpeted flooring, an in-built storage cupboard, a Velux window with a fitted blind, open plan to the extensive bedroom dressing area, and with double French doors opening out onto a Juliet balcony offering views over the large established garden and Toton Fields Nature Park beyond.

Master Bedroom - Dressing Area

11’1" x 9’1" (3.38 x 2.77)  
This space has wood-effect flooring, a radiator, fitted mirrored sliding door wardrobes with fitted shelves, and a UPVC double-glazed window to the rear elevation.

Bedroom Two

10’11" x 9’10" (3.35 x 3.02 )  
The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, and two in-built storage cupboards.

W/C

5’6" x 3’2" (1.69 x 0.97)  
This space has a low level dual flush W/C, a sunken wash basin with fitted base cupboard, vinyl flooring, partially tiled walls, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a driveway with access into the garage, a range of plants and shrubs, and gated access to the rear garden.

Garage

The garage has full electrics, lighting, space for a large chest freezer, and space for a tumble dryer.

Rear

To the rear of the property is a large private enclosed landscaped corner plot garden consisting of mature shrubs and trees, established orchard, a vegetable patch, a blackberry/raspberry cage, cold frame, sheds to the bottom of the garden, patio areas, a chrome handrail, a lawn, a wooden pergola, a wildlife pond, a brick built double-glazed potting shed, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media  
Broadband Speed - Ultrafast available - 1000 Mbps (Download) 220 Mbps (upload)  
Phone Signal – Mostly 4G / 5G coverage  
Electricity – Mains Supply  
Water – Mains Supply  
Heating – Gas Central Heating – Connected to Mains Supply  
Septic Tank –  
Sewage – Mains Supply  
Flood Risk – No flooding in the past 5 years+  
Flood Risk Area - Very low risk  
Non-Standard Construction – No  
Any Legal Restrictions – No  
Other Material Issues – No

DISCLAIMER

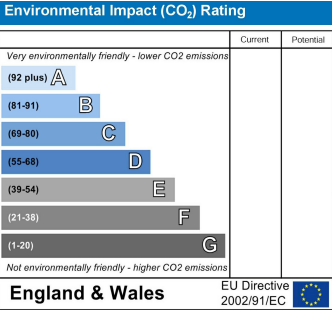
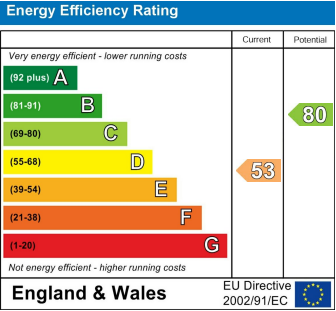
Council Tax Band Rating - Broxtowe Borough Council - Band C  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

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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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