



18 Selina Close, Derby, DE74 2SS

Offers Over £235,000

This well-maintained semi-detached home presents an excellent opportunity for anyone seeking a spacious and well positioned property. Boasting three generous bedrooms, this property is designed to accommodate the needs of modern family life. The property boasts a spacious lounge and dining room, providing a perfect setting for both relaxation and entertaining. The heart of the home is further enhanced by a fantastic sun room, an ideal space to bask in natural light during sunny days, making it a delightful retreat for family gatherings or quiet moments with a book. The property features a well-appointed bathroom and offers ample parking with a large driveway that can accommodate many vehicles, along with the convenience of a single garage. This additional space is perfect for storage or as a workshop for those who enjoy DIY projects.

With its generous layout and scope for personalisation, this home presents an exciting opportunity to create your ideal family haven. Whether you are looking to settle down in a friendly community or seeking a property with potential for future enhancements, this semi-detached home in Castle Donington is a must-see.

Front Aspect

With a driveway, access to the single garage, laid astroturf and stoned borders

Porch 6'2" x 3'1" (1.90 x 0.94)

With a UVPC door leading into porch with windows to both side elevations, tiled flooring a further UVPC door leading to

Entrance Hallway 5'8" x 13'5" (1.75 x 4.09)

With a gas central heating radiator and stairs rising to the first floor

Lounge 11'0" x 13'5" (3.36 x 4.09)

With a window to the front elevation, gas central heating radiator, wall mounted electric fire, laminated flooring.

Diner 8'5" x 9'10" (2.58 x 3.01)

With a sliding patio door leading to conservatory, gas central heating radiator, laminate flooring.

Conservatory 7'2" x 7'4" (2.19 x 2.25)

With a door to side elevation, windows to the rear and side elevations, electricity, tiled flooring

Kitchen 8'7" x 8'11" (2.64 x 2.74)

With a window to the rear elevation, door to side elevation, useful under stairs storage, plumbing for washing machine, freestanding Indesit oven, grill and four ringed gas stove, overhead extractor fan and hood, gas central heating radiator, range of eye and base level cupboards, half tiled walls, vinyl flooring.

Stairs Leading To First Floor

With a window to the side elevation, access to loft, useful storage cupboard housing Baxi combi boiler

Family Bathroom 7'5" x 5'4" (2.28 x 1.65)

With a frosted window to the rear, low level W/C, hand wash basin with storage under, shower enclosure with mains fed shower, extractor fan, chrome heated towel rail, tiled walls, vinyl flooring.

Bedroom Two 11'0" x 9'1" (3.37 x 2.79)

With a window to the rear elevation, gas central heating radiator, carpeted flooring.

Bedroom One 11'6" x 10'2" (3.51 x 3.10)

With a window to the front elevation, gas central heating radiator, carpeted flooring.

Bedroom Three 6'7" x 7'8" (2.02 x 2.36)

With a window to the front elevation, gas central heating radiator, laminated flooring

Rear Garden

A private and mature garden with laid lawn, stoned

borders, paved patio area.

Garage - single garage with manual up and over door, electricity and lighting

MONEY LAUNDERING REGULATIONS -

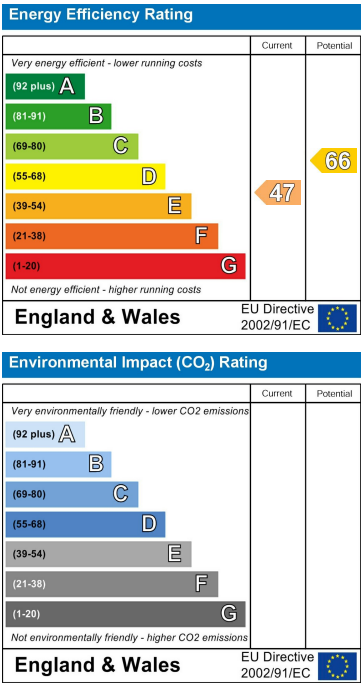
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4. Potential buyers are advised to recheck the measurements before committing to any expense.
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Floor Plan

Area Map



Energy Efficiency Graph



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