



Hawthorn House Portland Road  
Selston Nottingham





# Hawthorn House Portland Road Selston Nottingham NG16 6AU

for sale offers over  
**£550,000**



## Property Description

Situated in Selston close to local amenities and transport links, is this individual executive detached family home located down a private drive and briefly comprising of two reception rooms, study, conservatory, kitchen leading to utility and downstairs W.C to the ground floor. To the first floor there are four bedrooms with the main bedroom benefiting from an ensuite and family bathroom. Outside there is a sizeable well maintained rear garden with a mix of mature shrubs & bushes, patio for seating and lawned areas.

This property is perfect for a family who need internal space and enjoy being out in the garden.

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## Entrance Hallway

UPVC door from the front elevation, Pergo laminate flooring, understair storage, coving to the ceiling, radiator and dog leg staircase to the first floor with turned spindles to balustrade rise leading to first floor galleried landing. Houses the alarm. Access to;

## Study

12' 2" plus bay x 8' 1" max ( 3.71m plus bay x 2.46m max )  
UPVC double glazed bay window to the front elevation, laminate flooring and radiator.

## Lounge

17' 3" max x 16' 6" max ( 5.26m max x 5.03m max )  
Two UPVC double glazed windows to both sides allowing a good current of natural light, ingle nook fireplace with living flame coal effect gas stove set upon brick and tiled hearth, carpet flooring and radiator.

## Dining Room

13' 3" max x 11' 11" max ( 4.04m max x 3.63m max )  
Pergo laminate flooring, coving to ceiling, radiator and double doors leading to;

## Conservatory

22' 11" max length extending to x 23' 1" max length ( 6.99m max length extending to x 7.04m max length )  
(P shaped) UPVC framed with double glazed window with patio doors, single door, Rinnai energy saver independent gas heater, four wall lights, space for full size pool table and quality laminate flooring.

## Kitchen

.14' 9" x 9' 4" ( 4.50m x 2.84m )  
Fitted with wall and base units incorporating a stainless steel sink and drainer, complementary tiled splashbacks, integrated electric double oven, Ariston gas hob with Ariston extractor cooker hood over, Ariston fridge & freezer, Ariston dishwasher, tiled flooring, radiator, fitted wine rack and UPVC double glazed window to the rear elevation.

## Utility

8' 1" plus door recess x 6' 7" ( 2.46m plus door recess x 2.01m )

Fitted with base units incorporating a sink and drainer, vinyl flooring, plumbing for washing machine, space for a dryer and door leading to the beautiful rear garden.

## Downstairs W.C

Fitted with a W.C, wall mounted wash hand basin, tiled flooring and splashbacks and extractor fan.

## Landing

Galleried landing with feature arched leaded window to the front, carpet flooring, airing cupboard, storage cupboard and access to further rooms. Access to roof space. Coving to the ceiling.

## Bedroom One

16' 6" max x 11' 8" max ( 5.03m max x 3.56m max )  
UPVC double glazed window to the rear elevation, carpet flooring and radiator.

## Ensuite

Fitted with a W,C, wash hand basin, shower cubicle, extractor fan, vinyl flooring, radiator and UPVC double glazed opaque window to the side elevation.

## Bedroom Two

14' 8" x 13' 6" into recess ( 4.47m x 4.11m into recess )

UPVC double glazed window to the side and front elevation, carpet flooring and radiator.

## Bedroom Three

11' 5" x 8' 10" ( 3.48m x 2.69m )

UPVC double glazed window to the rear elevation, laminate flooring and radiator.

## Bedroom Four

10' 7" x 8' ( 3.23m x 2.44m )

UPVC double glazed window to the front elevation, carpet flooring and radiator.

## Family Bathroom

Fitted with a W.C, wash hand basin, shower cubicle, Jacuzzi corner bath, radiator, tiled splashbacks, vinyl flooring, extractor fan and UPVC double glazed opaque window to the rear elevation.

## Front

The property is located down a private drive off Portland Road with gated access leading to good off road parking, direct access to the double garage and access to the rear garden via both sides of the house. There is wired outside lighting lamp posts and spotlights.

## Rear

The rear garden offers privacy surrounded by mature trees, with lawned, decked and patio areas. The garden wraps around the property offering individual areas for seating to enjoy the sunshine. There is feature pergolas & water fountains, hot & cold water taps and is fully enclosed with a secure fenced boundary. There is wired outside lighting lamp posts and spotlights.

## Double Garage

21' 1" x 18' 8" ( 6.43m x 5.69m )

Up and over doors, fitted with wall and base units, loft access to storage which is partially boarded with solid oak flooring, power and lighting.















This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

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EPC Rating: C

Tenure: Freehold

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