



Sovereign Gardens  
Selston Nottingham



# Sovereign Gardens Selston Nottingham NG16 6DA

for sale offers over  
**£240,000**



## Property Description

A well presented three bedroom detached family home situated in the popular location of Selston. Sovereign Gardens is located in close proximity to a wide range of local amenities including shops, schools, bus routes and major road links. In brief the accommodation briefly comprises of an inviting entrance hallway, downstairs W.C, generous lounge with French doors to the rear elevation, open plan kitchen dining room leading to the utility. To the first floor are three well proportioned bedrooms, family bathroom and en-suite to the master bedroom. Outside the property is a generous rear garden with a patio area and a driveway to the side of the property. The property is both gas centrally heated and double glazed throughout. Viewings are absolutely essential to appreciate the accommodation on offer.

## Hallway

The property is entered via front entrance door into a spacious hallway with laminate flooring, stairs leading to the first floor, doors to the lounge and kitchen/diner and benefiting from a downstairs W.C.

## Downstairs W.C

Consisting of low level W.C and wash hand basin.

## Lounge

10' x 17' 4" ( 3.05m x 5.28m)

Having carpet flooring, a radiator, UPVC double glazed window to the front elevation and double glazed French doors to the rear leading out to the garden.

## Kitchen/ Diner

17' 3" x 9' (5.26m x 2.74m)

Fitted with a range of wall and base units with work surfaces incorporating a stainless steel sink and drainer with mixer tap over, integrated electric oven with gas hob and stainless steel cooker hood over, integrated dishwasher, laminate flooring, UPVC double glazed windows to the front and rear elevation and door leading into the utility .

## Utility Room

5' 9" x 6' 3" (1.75m x 1.91m)

Having a continuation of the matching wall and base units with work surfaces over, inset stainless steel sink and drainer with mixer tap over, dryer, washing machine, wall mounted boiler and door leading out to the rear garden.

### First Floor Landing

Having UPVC doubled glazed window to the rear elevation and doors off to the bedrooms and bathroom.

### Bedroom One

9' 5" x 13' 6" (2.87m x 4.11m)

Having carpet flooring, a radiator, UPVC double glazed window to the front elevation and door to the en suite

### En Suite

Having a three piece suite comprising of low level W.C, pedestal wash hand basin, glazed shower cubicle, partly tiled walls and obscured double glazed window to the front elevation.

### Bedroom Two

9' x 10' 7" (2.74m x 3.23)

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

### Bedroom Three

9' 6" x 7' 7" (2.90m x 2.31m)

Having carpet flooring, a radiator and UPVC double glazed window to the rear elevation.

### Bathroom

Having a three piece suite comprising of a bath with shower over, wash hand basin and low level W.C, laminate flooring and tiled walls.

### Front

To the front of the property is a path leading to the side where there is a small lawned section and leading to the driveway providing off road parking.

### Rear

To the rear the garden is mainly laid to lawn with a paved patio area, timber shed and floor 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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Property Ref: EWD206123 - 0004