



Newstead Close
Selston Nottingham



Newstead Close Selston Nottingham NG16 6RL

for sale offers over
£220,000



Property Description

Burchell Edwards are pleased to market this three bedroom semi-detached home. Newstead close is positioned in a desirable location in the village of Selston, with in a cul-de-sac, close to major road links such as the A38 and the M1, local amenities and schools. In Brief the property comprise of an entrance section, lounge, kitchen diner, and conservatory to the rear. To the first floor is two double bedrooms and a single bedroom along with a modern shower room. To the rear of the property is a well presented garden with a lawned area, patio area and decking areas fenced boundaries and a gated access leading to the front of the property. To the front of the property is a driveway providing ample off road parking. This property is a must view to truly appreciate all it has to offer.

Entrance Hall

The property is accessed via front entrance door into a hall where there is stairs to the first floor, radiator and door into the lounge.

Lounge

12' 5" max into recess x 14' 4" (3.78m max into recess x 4.37m)

Having double glazed window to the front elevation, carpet flooring, double radiator, electric fireplace and door giving access to the kitchen/ diner.

Kitchen / Diner

15' 4" x 10' 6" (4.67m x 3.20m)

The kitchen is fitted with a range of wall and base units with work surfaces over and matching upstands, inset one and a quarter sink and drainer units with mixer tap over, integrated electric hob with induction hob and cooker hood over, under stairs storage cupboard, laminate flooring and window to the rear elevation.

The dining area has a continuation of the laminate flooring, a radiator and double glazed sliding patio doors to the rear leading into the conservatory.

Conservatory

12' 7" max x 7' 9" max (3.84m max x 2.36m max)

Being of UPVC and brick construction with double glazed doors to the side and laminate flooring with power points and ceiling light and fan.



First Floor Landing

Having carpet flooring, over stairs storage cupboard contain combination boiler, double glazed window to the side elevation and doors off to the bedrooms and bathroom and also including ladder access to the loft.

Bedroom One

.9' 4" max x 13' 6" (2.84m max x 4.11m)

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

Bedroom Two

8' 4" x 11' 2" into recess (2.54m x 3.40m into recess)

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

Bedroom Three

7' 9" x 6' 9" (2.36m x 2.06m)

Currently used as a walk-in dressing room easily changed back to a good size single bedroom, having double glazed window to the front elevation, laminate flooring and a radiator.

Shower Room

Having a three piece suite comprising of a walk-in shower with glazed shower screen and mains fed shower, low level W.C and wash hand basin built into vanity unit, double glazed window to the rear elevation, fully tiled walls and tiled flooring.

Front

To the front the property has a block paved driveway providing off road parking and a concrete section for further parking.

Rear

To the rear the enclosed garden is mainly laid to lawn with decked seating areas, planted beds and borders inset with bush, shrubs and fruit trees including greenhouse. To the side of the property there is a shed and additional storage and enclosed bin area.









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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