Nottingham Road
Selston Nottingham

burchell edwards

Nottingham Road
Selston Nottingham NG16 6BX

for sale offers in the region of
£240,000

Property Description

NO CHAIN - A beautifully presented three-bedroom semi-detached home on Nottingham Road, Selston, offering modern accommodation throughout and ideal for first-time buyers, families or investors alike.

The property welcomes you via a spacious entrance hall with useful under-stairs storage, leading to a generous lounge with a large rear-facing window and a stylish fitted kitchen/diner offering an excellent range of units, ample worktop space and room for dining.

To the first floor, the landing provides access to three well-proportioned bedrooms and a contemporary family bathroom fitted with a modern three-piece suite, shower over the bath and attractive tiled finishes.

Externally, the property benefits from a substantial gravelled frontage providing off-road parking for multiple vehicles. To the rear is a low-maintenance enclosed garden featuring a paved patio seating area, artificial lawn and raised borders, creating an ideal space for relaxing and entertaining. Gated side access leads to the front entrance.

Conveniently positioned for local amenities, schools, transport links and surrounding countryside, this impressive home must be viewed to be fully appreciated.

Entrance Hall

A welcoming entrance hall finished with modern wood-effect flooring, providing access to the lounge, kitchen and first-floor accommodation. Complete with a useful under-stairs storage cupboard, this practical space offers an inviting introduction to the home.

Living Room

A bright and spacious lounge featuring stylish wood-effect flooring, neutral décor and a large rear-facing window allowing plenty of natural light. Offering ample space for comfortable seating and entertaining, this well-proportioned reception room creates an inviting living environment

Kitchen

A spacious kitchen fitted with a comprehensive range of modern wall and base units, complementary work surfaces and wood-effect flooring. Featuring ample storage, generous preparation space and room for dining, this bright and versatile kitchen is ideal for everyday family living and entertaining.

Landing

A carpeted first-floor landing providing access to all three bedrooms and the family bathroom. Bright and practical, this central space comfortably connects the first-floor accommodation.

Bedroom One

A generously sized principal bedroom featuring soft carpeted flooring, neutral décor and a rear-facing window providing natural light. Offering built in storage alongside ample space for bedroom furniture, this comfortable double bedroom creates a relaxing retreat.

Bedroom Two

A well-proportioned second bedroom featuring soft carpeted flooring, neutral décor and a front-facing window providing natural light. Benefiting from built-in storage and offering versatile accommodation, this comfortable room is ideal as a guest bedroom, child's room or home office.

Bedroom Three

A versatile third bedroom featuring soft carpeted flooring, neutral décor and a front-facing window providing natural light. Ideal as a child's bedroom, nursery or home office, this practical room offers flexible accommodation to suit a variety of needs.

Bathroom

A modern family bathroom fitted with a contemporary three-piece suite comprising a panelled bath with shower over and glass screen, wash hand basin with vanity storage, and low-level WC. Finished with stylish tiled walls, a heated towel rail and obscure-glazed window, creating a bright and practical space.

Externals

Front Garden

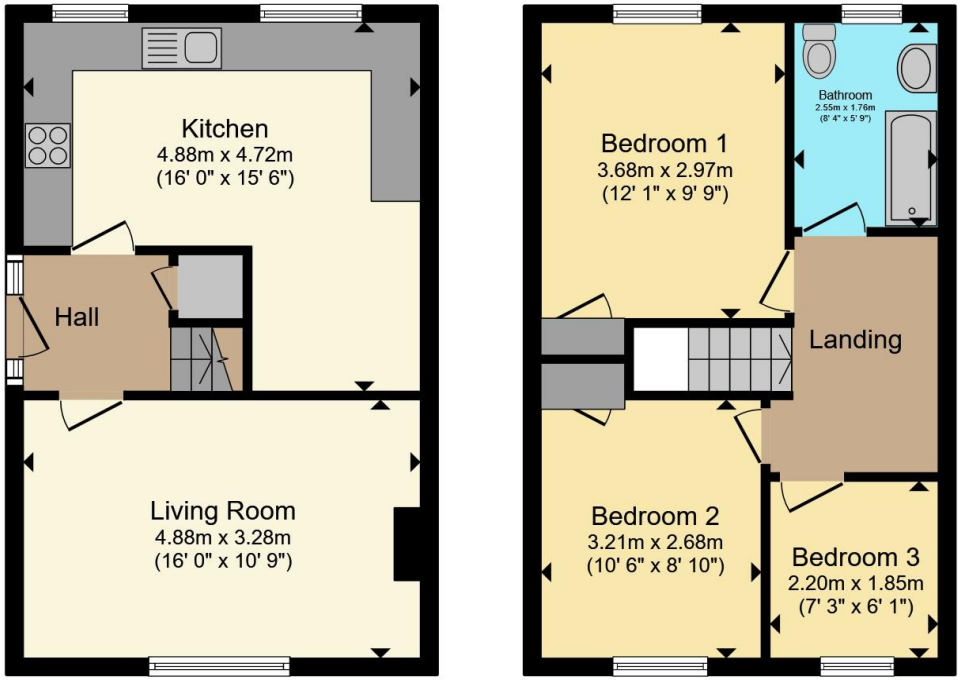
The property is set back from the road behind a generous gravelled frontage, providing ample off-road parking for multiple vehicles. Enclosed by fencing with gated side access to the rear garden, the low-maintenance frontage creates an attractive first impression.

Rear Garden & Side Access

The enclosed rear garden has been designed for low-maintenance enjoyment, featuring a paved patio seating area, generous artificial lawn and raised planted borders. Gravelled side access leads to the front entrance, while secure fencing provides privacy, creating an ideal space for outdoor relaxation and entertaining.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Ground Floor **First Floor**

Total floor area 76.2 m² (820 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

To view this property please contact Burchell Edwards on

T 01773 715454
E eastwood@burchelledwards.co.uk

134 Nottingham Road Eastwood
NOTTINGHAM NG16 3GD

EPC Rating: D

Council Tax
Band: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/EWD206903

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk| www.rightmove.co.uk | www.zoopla.co.uk