



Mansfield Road  
Selston Nottingham

burchell  
edwards

# Mansfield Road Selston Nottingham NG16 6ER

for sale offers in excess of  
**£265,000**



## Property Description

\*\*\* Offers in the region of £280,000 - £290,000 \*\*\*

A beautifully presented and exceptionally well-maintained three-bedroom semi-detached family home, ideally positioned on Mansfield Road in the popular village of Selston. This attractive property has been thoughtfully improved and offers well-balanced accommodation, perfectly suited to modern family living.

The ground floor welcomes you into a bright and inviting interior, featuring a contemporary kitchen/diner that forms the heart of the home and provides an excellent space for both everyday living and entertaining.

Additional benefits include a convenient ground floor cloakroom and well-proportioned living areas that enjoy plenty of natural light.

To the first floor are three spacious bedrooms, all presented to a high standard, along with a modern family bathroom.

Externally, the property continues to impress with off-street parking to the front and an excellently landscaped rear garden. The garden is a real standout feature, offering a well-maintained outdoor space ideal for families, summer entertaining or relaxing, complete with a charming sun house.

Situated within easy reach of local amenities, schools and transport links, this superb home combines style, comfort and practicality. An ideal family home that truly must be viewed to be fully appreciated.

## Entrance Hall

A welcoming entrance hall accessed via the front door, featuring tiled flooring and a staircase leading to the first floor.

## Cloakroom / Wc

Conveniently located beneath the stairs, the cloakroom includes a ceramic toilet, wash hand basin, opaque window for privacy, and vinyl flooring.

## Lounge

The lounge provides a cosy and tranquil space to relax, complete with LVT flooring, a feature fireplace with surround and mantle, double glazed window to the front elevation, and a wall mounted radiator..

## Kitchen / Diner

This modern kitchen/diner offers an ideal setting for family meals and entertaining. It features LVT flooring, a fireplace, oven and hob, wall mounted radiator, double glazed window and door to the rear elevation, and matching wall and base units with a sink and drainer. There is ample space to accommodate a dining table and chairs.

### Bedroom One

Bedroom one includes a wall mounted radiator, double glazed window to the front elevation, LVT flooring, and a charming fireplace feature.

### Bedroom Two

A spacious double bedroom offering a wall mounted radiator, double glazed window overlooking the rear garden, fireplace, and LVT flooring.

### Bedroom Three

Bedroom three includes a wall mounted radiator, double glazed window to the rear elevation, and LVT flooring.

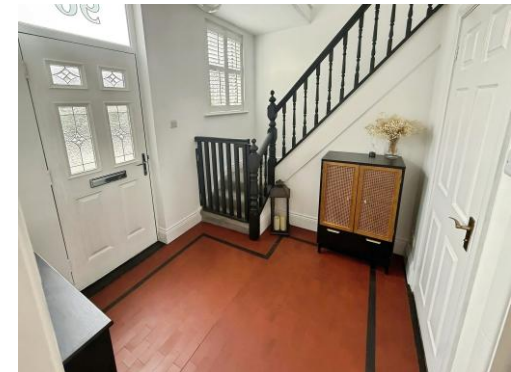
### Bathroom

The family bathroom comprises a bathtub with shower over, ceramic toilet, wash hand basin, tiled splashback, double glazed window to the front elevation, and vinyl flooring.

### Externals

To the front of the property, there is off street parking for one vehicle as well as gated access to the side and rear.

The rear garden is beautifully landscaped and well presented, mainly laid to lawn and complemented by paved areas, a patio, shed, and outside tap. A charming summer house provides an additional tranquil retreat for relaxation.







To view this property please contact Burchell Edwards on

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EPC Rating: D    Council Tax  
Band: A

Tenure: Freehold

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Property Ref: EWD207661 - 0005