



Alfreton Road
Selston Nottingham

burchell
edwards

Alfreton Road Selston Nottingham NG16 6DQ

for sale offers in the region of
£260,000



Property Description

Situated on Alfreton Road, Selston, this beautifully presented three-bedroom semi-detached bungalow offers well-maintained and versatile accommodation, complete with two reception rooms, off-road parking and a stunning rear garden.

The accommodation comprises an entrance hall, a spacious living room with a bay window and feature fireplace, a fitted kitchen with integrated appliances, and a dining room with French doors opening onto the garden. Bedroom two and a modern shower room are located on the ground floor, while the first floor provides two further bedrooms, including the principal bedroom with fitted wardrobes. Bedroom three is currently utilised as a home office and offers useful loft access.

Externally, a brick-paved driveway provides parking for up to three vehicles, with gated access leading to the rear. The beautifully maintained garden features a paved patio, central lawn, colourful flower beds, raised planters and a charming wooden shed. Enclosed by attractive timber fencing, it provides a private and inviting outdoor space perfect for relaxing and gardening alike.

Entrance Hall

Entered via a composite front door, the welcoming entrance hall features laminate flooring and a wall-mounted radiator, with access to the principal accommodation.

Lounge

A bright and comfortable reception room featuring laminate flooring, a double glazed bay window to the front elevation, wall-mounted radiator and an attractive fireplace creating a focal point to the room.

Dining Room

A versatile second reception room featuring laminate flooring, wall-mounted radiator and double French doors opening onto the rear garden, ideal for indoor-outdoor living.

Kitchen

Fitted with a range of matching wall and base mounted units incorporating an inset black composite sink and drainer. Integrated appliances include a fridge-freezer and dishwasher, alongside a gas hob with cooker hood over and electric oven beneath. Laminate flooring and a double glazed window to the front elevation complete the space.

Shower Room

Fitted with a modern three-piece suite comprising a ceramic low-level WC and wash hand basin set within a vanity unit, together with a walk-in shower. Finished with tiled walls, laminate flooring, wall-mounted radiator and a double glazed opaque window to the side elevation.

Bedroom Two

A well-proportioned bedroom benefiting from a useful storage cupboard, carpet flooring, wall-mounted radiator and a double glazed window overlooking the rear garden.

First Floor

Carpeted landing providing access to bedrooms one and three, together with access to loft space.

Bedroom One

A spacious principal bedroom featuring fitted wardrobes, carpet flooring, wall-mounted radiator and a double glazed window to the side elevation.

Bedroom Three

Currently utilised as a home office, this versatile room benefits from carpet flooring, wall-mounted radiator, Velux windows and access to loft storage space.

Externals

To the side of the property is a brick-paved driveway providing off-road parking for up to three vehicles. A gated access leads through to the rear garden.

Rear Garden

A beautifully maintained and compact rear garden featuring a paved patio seating area, neat central lawn and colourful flower borders. Raised planters support established climbing plants, while a decorative wooden shed provides practical storage and additional charm. Enclosed by fresh timber fencing, the garden offers a private, bright and welcoming space ideal for both relaxation and gardening enthusiasts.

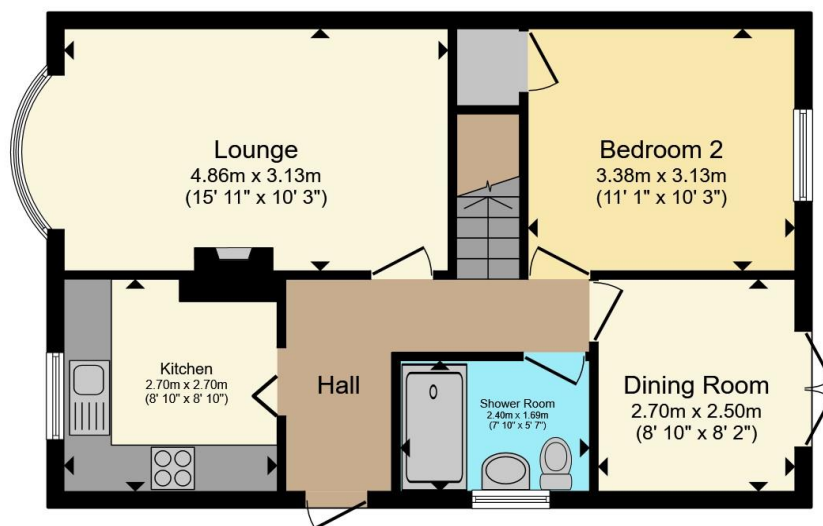
Agents Notes

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.

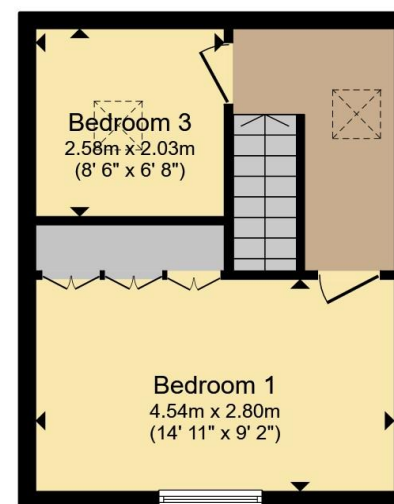








Ground Floor



First Floor

Total floor area 83.2 m² (895 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



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134 Nottingham Road Eastwood
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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

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