



Church Lane  
Selston Nottingham



## Property Description

Hall and Benson are delighted to offer for sale this five bedroom semi-detached home located in a popular location. This well-presented and generously proportioned home offers flexible living accommodation set across three floors, ideal for modern family life. The ground floor comprises a welcoming entrance hall, a substantial living room with doors leading through to a light-filled garden room with views over the rear garden and an open-plan kitchen/diner.

Upstairs, the first floor hosts three well-sized bedrooms alongside a family bathroom, while the impressive principal bedroom provides excellent space. A further two bedrooms are located on the second floor, offering versatility for guest accommodation, home working, or growing families.

Externally, the property benefits from a driveway, integral garage and a beautifully maintained rear garden backing onto open fields, enjoying stunning countryside views.

## Hallway

The home is entered via front entrance door into the hallway. With stairs rising to the first floor, under stairs storage cupboard and doors leading to;

## Lounge

A beautifully presented and generously proportioned living room, offering a bright and welcoming atmosphere enhanced by a large front-facing window that floods the space with

natural light. The room features a stylish focal point fireplace with a traditional surround housing a gas fire with coal effect, adding both character and warmth.

Finished with neutral decor and wood-effect flooring, the space provides a versatile layout ideal for modern living. To the rear, glazed double doors open seamlessly into the adjoining garden room, creating an extended living and entertaining area while allowing additional light to flow through the room.

## Garden Room

A stunning and light-filled garden room, designed to maximise natural light and provide a seamless connection to the outdoors. Featuring full-height glazing along one side and double patio doors opening directly onto the garden terrace, this space enjoys attractive views across the garden and surrounding greenery.

The room benefits from a vaulted ceiling with a skylight, enhancing the sense of space and brightness, while a feature light fitting adds a touch of elegance. Finished with wood-effect flooring and neutral decor, the room offers a versatile layout ideal for use as a secondary sitting area, garden lounge, or relaxing retreat.

A freestanding stove provides a cosy focal point, making the space enjoyable year-round, while the open aspect and direct access to the patio create an excellent indoor-outdoor flow perfect for entertaining.

## Kitchen/Diner

Fitted with a range of modern shaker-style units complemented by warm wooden work surfaces, a sink drainer unit with mixer tap over and featuring an attractive breakfast bar with seating and integrated wine storage, ideal for informal dining and entertaining. The kitchen is equipped with a range of integrated appliances including an oven, gas hob with extractor over, and space for additional freestanding appliances. The sink is positioned beneath a large window, offering pleasant outlooks over the garden and surrounding countryside, while a further glazed door provides direct access to the patio, enhancing the indoor-outdoor flow.

Finished with neutral decor, tiled flooring, and recessed ceiling lighting.

## First Floor

### Landing

With stairs rising to the second floor and doors leading to;

### Bedroom One

A beautifully presented bedroom, offering a calm and contemporary feel throughout.

A standout feature is the set of glazed French doors, which open onto a Juliet balcony and provide stunning far-reaching views across open countryside and surrounding greenery. These doors flood the room with natural light and create a wonderful sense of space and connection to the outdoors.

Radiator, ceiling light and window to the front elevation.

### Bedroom Four

With window to the front elevation, radiator and ceiling light.

### Bedroom Five

With window to the rear elevation, radiator and ceiling light.

### Family Bathroom

This bathroom comprises of modern freestanding bathtub with a sleek chrome floor-mounted tap, alongside a separate walk-in shower enclosure with glass screen and wall-mounted shower fittings.

A vanity unit with integrated wash hand basin provides useful storage, complemented by a low-level WC. The walls are fully tiled in a neutral finish, while large format floor tiles enhance the sense of space. Finished with recessed ceiling lighting, window to the rear elevation and heated towel rail.

## Second Floor

### Landing

With doors leading to;

### Bedroom Two

A versatile second floor room currently arranged as an additional sitting area, offering a flexible space that could easily serve as a home office, hobbies room, or guest accommodation if required. The room benefits from a bright and airy feel, with a window to the rear providing pleasant far-reaching views across open countryside.

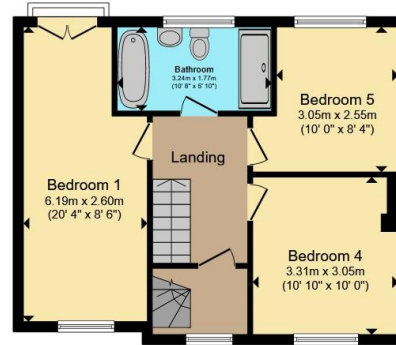




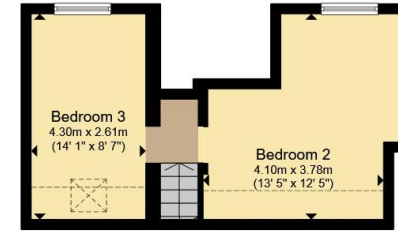




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 143.5 m<sup>2</sup> (1,545 sq.ft.) approx

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EPC Rating: Council Tax  
 Awaited Band: B

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Tenure: Freehold



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