



Edwinstowe Drive
Selston Nottingham



Property Description

Hall and Benson are delighted to offer for sale this extended three/four bedroom semi detached home located in a popular cul de sac location in Selston. The beautifully presented accommodation briefly comprises; entrance porch leading through to the hall, lounge, dining kitchen and conservatory leading through to the ground floor bedroom with ensuite. To the first floor are three generous bedrooms and family bathroom. Outside the home benefits from ample off-road parking for several vehicles and a garage. To the rear of the home is a low maintenance enclosed rear garden with paved patio areas and artificial lawn.

Entrance Porch

The home is entered via a front entrance door into the porch. Having a tiled floor and door leading to;

Hallway

With stairs rising to the first floor, tiled flooring and door leading to;

Lounge

14' 3" x 12' 6" (4.34m x 3.81m)

Having a UPVC double glazed window to the front elevation, ceiling light, gas central heating radiator and carpet flooring. There is also an under stairs storage cupboard.

Kitchen

15' 5" x 10' 6" (4.70m x 3.20m)

Recently refitted with an attractive modern range of wall and base units incorporating a sink drainer unit with mixer tap over. An electric fan assisted double oven with extractor fan over, induction hob and integrated appliances include a fridge freezer and dishwasher. Under stairs pantry , tiled floors and gas central heating radiator.

Sunroom/ Utility

15' 9" x 8' 9" (4.80m x 2.67m)

With UPVC french doors to the rear elevation, gas central heating radiator, tiled floors and a range of base units for useful storage. Door leading to;

Annex

17' 7" x 8' 11" (5.36m x 2.72m)

With a UPVC double glazed obscured window to the rear elevation, gas central heating radiator and ceiling light.

Ensuite Shower Room

Fitted with an attractive white three piece suite comprising of low level W/C, pedestal wash hand basin and shower cubicle with mains shower.

First Floor

Landing

With loft hatch access, UPVC double glazed window to the side elevation and doors

leading to;

Bedroom One

14' x 9' 4" (4.27m x 2.84m)

With a UPVC double glazed window to the rear elevation, gas central heating radiator, ceiling light, fitted wardrobes and carpet flooring.

Bedroom Two

11' 3" x 8' 6" (3.43m x 2.59m)

With a UPVC double glazed window to the front elevation, gas central heating radiator, ceiling light and carpet flooring.

Bedroom Three

7' 11" x 6' 11" (2.41m x 2.11m)

With a UPVC double glazed window to the front elevation, gas central heating radiator and ceiling light.

Bathroom

Three piece suite comprising of bath with shower over, vanity unit with sink and W/C, UPVC double glazed window to the rear.

Outside

To the front of the home is a driveway providing off-road parking for several vehicles and leading to the garage. The rear of the home enjoys a fully enclosed rear garden with decked seating areas and steps leading down to the artificial lawn.

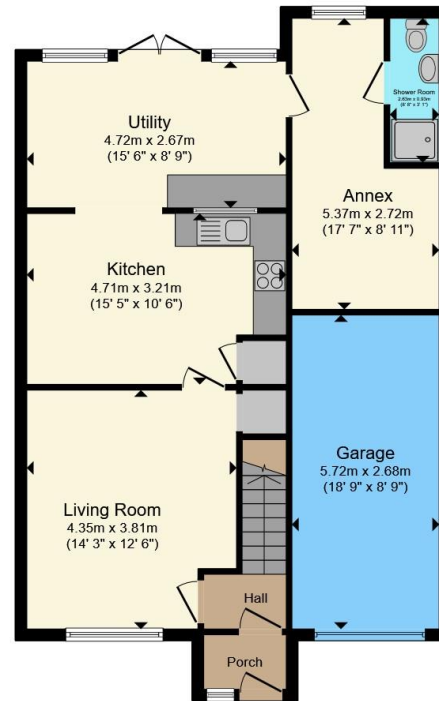
Garage

With up and over door, power and light.

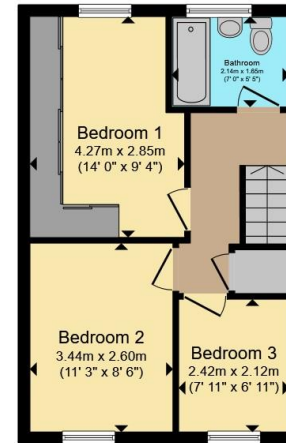








Ground Floor



First Floor

Total floor area 116.8 m² (1,257 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 Hall & Benson on

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22A High Street
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EPC Rating: Council Tax
 Awaited Band: B

view this property online hallandbenson.co.uk/Property/ALF103984

Tenure: Freehold



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