



Church Lane
Selston NOTTINGHAM

burchell
edwards

Church Lane Selston NOTTINGHAM NG16 6FD

for sale offers in the region of
£375,000



Property Description

Offered for sale with no onward chain, this detached bungalow occupies a generous plot in a sought-after location on Church Lane, Selston. Recently improved throughout in 2026, the property has been re-wired, plastered and carpeted throughout, creating a fresh and modern feel, while also benefiting from a new shower room and separate WC, radiators, boiler, hot water cylinder and alarm system.

The accommodation comprises an entrance hall, spacious dual-aspect living room with attractive bay windows, fitted kitchen, sitting room with access to the conservatory, three well-proportioned bedrooms, a contemporary shower room and separate WC.

Externally, the property enjoys a substantial frontage with a sweeping driveway providing ample off-road parking and leading to a detached single garage. To the rear, there is a beautifully maintained garden featuring a paved patio, generous lawn, mature shrubs and established borders, offering a private and peaceful outdoor space.

Combining spacious accommodation, recent improvements and excellent outdoor space, this property is ideally suited to those seeking single-storey living in a desirable village location. Early viewing is highly recommended.

Entrance Hall

Welcoming entrance hall with fitted carpet, radiator, built-in storage cupboard and access to the main accommodation.

Wc

Fitted with a low-level WC, pedestal wash hand basin, wall-mounted storage cupboard and obscure rear-facing window. Modern tiled walls and flooring complete the space.

Shower Room

Fitted with a walk-in shower, heated towel rail and obscure side-facing window. Recently refitted with contemporary wall tiling.

Living Room

A spacious and bright dual-aspect living room featuring attractive bay windows to the front and side elevations, fitted carpet, radiators and a feature fireplace. Offering ample space for both seating and dining furniture.

Kitchen

Fitted with a range of wall and base units with work surfaces over, inset sink and drainer, space for appliances and a breakfast bar. Dual-aspect windows overlook the garden, with access to the sitting room and rear hall.

Sitting Room

A versatile reception room with fitted carpet, radiator and side-facing window, enjoying direct access to the conservatory via sliding patio doors.

Conservatory

A bright conservatory with glazed surrounds enjoying views over the rear garden, featuring sliding doors to the sitting room and a door providing direct access outside. Ideal as a garden room or additional seating area.

Rear Hall

Providing access between the kitchen and WC, with a side-facing entrance door and useful space for coats and shoes.

Wc

Fitted with a low-level WC, wash hand basin, heated towel rail and obscure rear-facing window.

Bedroom One

A spacious double bedroom with a side-facing window, fitted carpet and radiator, offering ample space for freestanding furniture.

Bedroom Two

A generous double bedroom with a side-facing window, fitted carpet and radiator, providing ample space for freestanding bedroom furniture.

Bedroom Three

A comfortable single bedroom with a side-facing window, fitted carpet and radiator, ideal as a bedroom, nursery or home office.

Garage

A detached single garage with an up-and-over door, power and lighting, providing useful off-road parking, storage or workshop space.

Externals

The property stands on a generous plot with a large, gravelled frontage, landscaped shrub beds and a sweeping driveway providing ample off-road parking, leading to the detached garage and main entrance.

The generous rear garden is mainly laid to lawn with well-stocked borders, mature shrubs and established planting throughout. A paved patio provides an ideal space for outdoor seating and entertaining, all enjoying a good degree of privacy.

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.









Total floor area 125.0 m² (1,346 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: E Council Tax
 Band: D

Tenure: Freehold

check out more properties at burchelledwards.co.uk



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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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

Property Ref: EWD206333 - 0002