

Pippin Close
Selston Nottingham

burchell edwards

Pippin Close
Selston Nottingham NG16 6JE

for sale offers in the region of
£340,000







Property Description

A beautifully presented four-bedroom detached family home, situated within the highly sought-after residential development of Pippin Close, Selston. Ideally positioned close to a wide range of local amenities, including schools, shops, public transport links and excellent road networks, this property is perfectly suited to modern family living.

The accommodation briefly comprises a welcoming entrance hall with useful storage cupboard, a downstairs WC, a spacious fitted kitchen/diner with appliances and a generous lounge featuring French doors that open onto the rear garden, creating an ideal space for both everyday living and entertaining.

To the first floor are four well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite shower room. Completing the accommodation is a modern three-piece family bathroom.

Externally, the property enjoys a beautifully maintained and enclosed rear garden, featuring a patio seating area with pergola, a well-kept lawn and an array of mature trees and shrubs that provide a peaceful and private setting. The driveway leads to the single garage, offering ample off-road parking, access to the rear garden and storage.

Further benefits include gas central heating and double glazing throughout.

Early viewing is highly recommended to fully appreciate the spacious accommodation, desirable location and excellent family-friendly setting on offer.

Entrance Hall

With door from the front elevation, wood effect laminate flooring, radiator, storage cupboards, stairs to first floor and access to;

Wc / Cloakroom

Fitted with a W.C, wash hand basin, tiled splashbacks and wood effect vinyl flooring.

Reception Room

UPVC double glazed bay window to the front elevation, bar, wood effect laminate flooring and radiator with double doors to lounge.

Lounge

UPVC double glazed window to the rear elevation, wooden effect laminate flooring, radiator, double doors French doors to the rear garden.

Kitchen / Diner

Fitted with a range of matching wall and base units incorporating a one-and-a-half bowl composite sink with drainer and complementary splashbacks. The kitchen is equipped with an integrated electric oven, induction hob with extractor hood above, integrated dishwasher and washing machine, along with space for a fridge/freezer. Additional features include laminate flooring, a radiator, and UPVC double glazed rear window.

Open-plan to the dining area, which is currently utilised as a snug, this versatile space benefits from laminate flooring, a bay window and access to the entrance hall, creating an ideal setting for both everyday living and entertaining.

Landing

Carpet flooring, loft access and access to further rooms.

Bedroom One

UPVC double glazed window to the front elevation, fitted wardrobes, carpet flooring and radiator.

En-Suite

Fitted with a W.C, wash hand basin with mixer tap, shower cubicle, tiled splashbacks, vinyl flooring and UPVC double glazed window to the front elevation.

Bedroom Two

UPVC double glazed window to the front elevation, storage cupboard, carpet flooring and radiator.

Bedroom Three

UPVC double glazed window to the rear elevation, fitted wardrobes, carpet flooring and radiator.

Bedroom Four

UPVC double glazed window to the rear elevation, carpet flooring and radiator.

Bathroom

Fitted with a W.C, wash hand basin with mixer tap, bath with shower over, half tiled splashbacks, vinyl flooring, radiator and UPVC double glazed opaque window to the rear elevation.

Externals

Outside, the property occupies a pleasant position within a quiet cul-de-sac and benefits from a driveway providing off-road parking, leading to a detached garage. The beautifully maintained rear garden is predominantly laid to lawn and features a patio seating area with pergola, creating an ideal space for outdoor dining and entertaining. Surrounded by mature shrubs and bushes, the garden enjoys a high degree of privacy and is fully enclosed by fenced boundaries, with direct access to the garage.

Garage

Fitted with an up and over garage door, power, lighting and door to the side leading to the garden.

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.







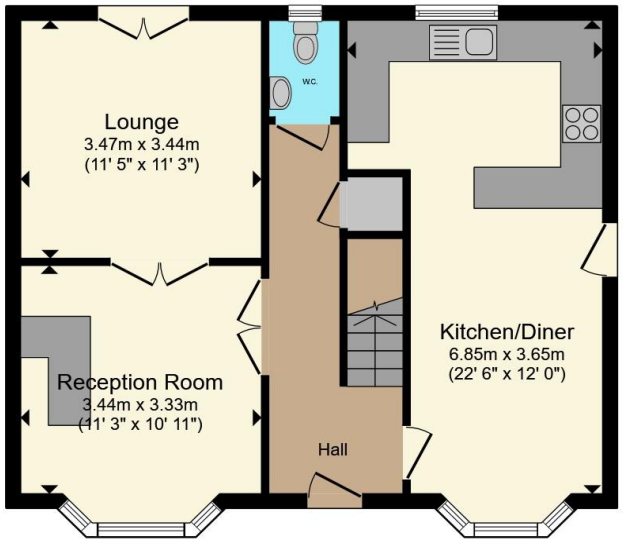




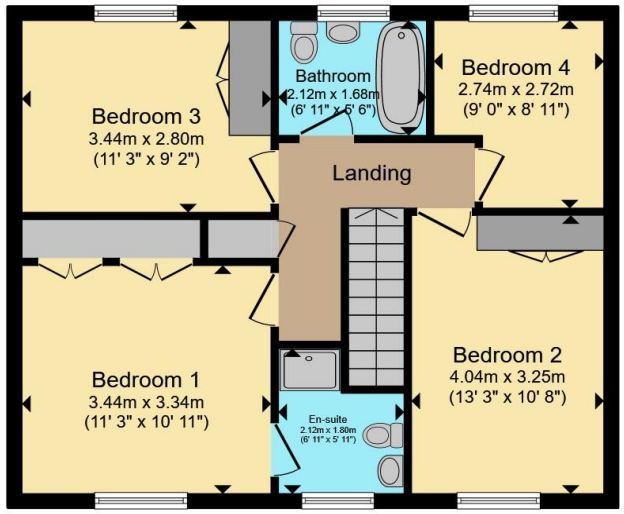





BEATLES
UNPLUGGED



Ground Floor



First Floor

Total floor area 116.1 m² (1,249 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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To view this property please contact Burchell Edwards on

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134 Nottingham Road Eastwood
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EPC Rating: C

Council Tax Band: D

Tenure: Freehold

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The Property Ombudsman

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