



£210,000 Freehold

14 ONTARIO DRIVE | SELSTON | NOTTINGHAM | NG16 6GR

BuckleyBrown
ESTATE AGENTS

LIVING THE DREAM.. Situated on Ontario Drive in the charming village of Selston, this delightful three bedroom semi detached house offers a perfect blend of comfort and style. The property has been thoughtfully maintained and features a neutral decor that allows for easy personalisation to suit your taste. Let's take a look inside...

As you enter you will be greeted by the hallway, leading through into spacious reception room, a great area to relax and unwind with family. To the rear of the home you will find the bright kitchen/diner, which is truly the heart of the home and filled with natural light throughout. This room is the perfect setting to entertain guests or enjoy home cooked meals.

Upstairs, you will find three well proportioned bedrooms, all with ample space and opportunity to make them your own private retreat! To complete this floor is the family bathroom.

Heading outside, the property offers a low maintenance, enclosed rear garden, with well looked after lawn and patio areas. An ideal setting to enjoy spending time with friends and family while soaking up the summer sun. To the front of the property has further lawned area along with a driveway for ample off street parking and a garage.

Sat within the heart of Selston, you will find picturesque scenery and local amenities, making this home even more desirable! This property presents a wonderful opportunity for those seeking a home that combines space, style, and a welcoming atmosphere.

Call today to view!





Entrance Hallway

Allowing access into:

Reception Room 18'4" x 10'11"

Carpeted flooring, central heating radiator and window to the front elevation.

Kitchen/Diner 18'4" x 9'8"

Complete with ample matching wall and base units with complimenting worktop over. Inset sink and drainer, oven, hob with hood over along with ample space for all your appliances. This room offers further space for your dining furniture, central heating radiator and doors allowing access onto the rear garden.

Bedroom One 10'0" x 11'5"

Carpeted flooring, central heating radiator and window to the front elevation.

Bedroom Two 11'5" x 9'8"

Carpeted flooring, central heating radiator and window to the rear elevation.

Bedroom Three 7'10" x 7'9"

Carpeted flooring, central heating radiator and window to the front elevation.

Bathroom 6'9" x 5'6"

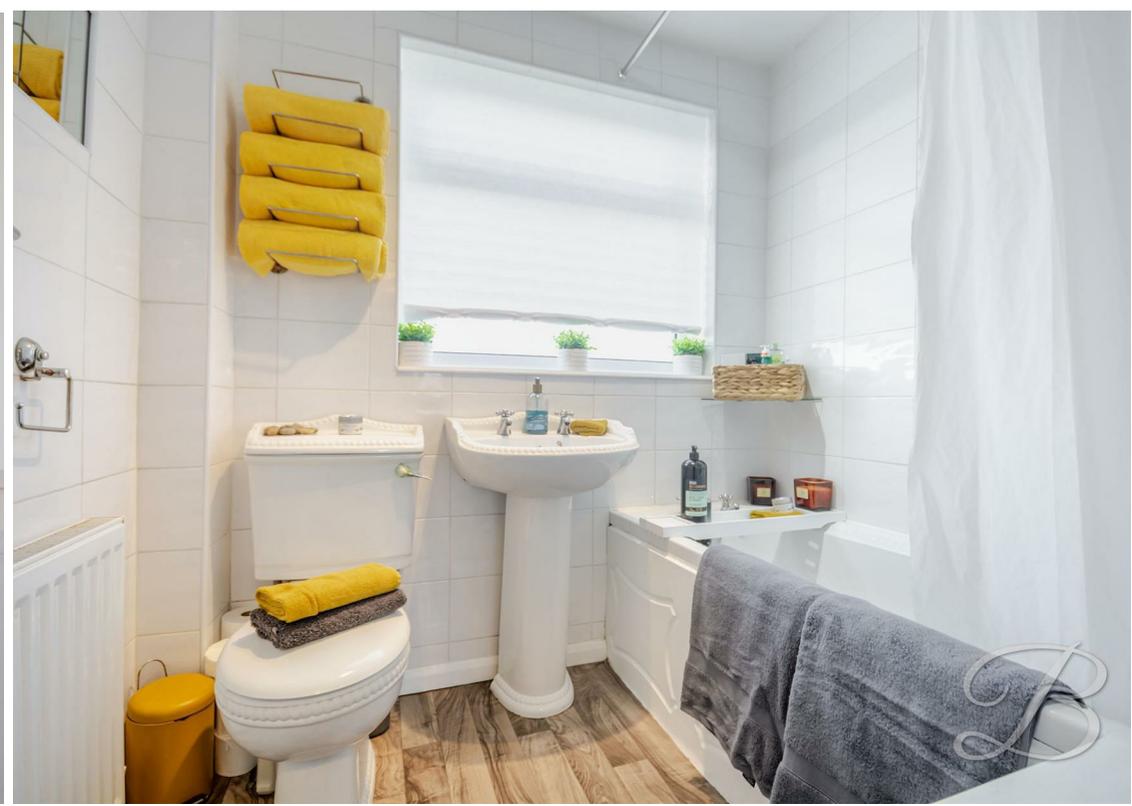
Low flush WC, hand wash basin, bath with overhead shower and frosted window to the rear elevation.

Outside

Enclosed rear garden with patio area and lawned area and the front of the property offers a further lawned area. A driveway for ample off street parking and a garage complete this home.

Garage 7'8" x 17'3"

Perfect for extra storage!





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted on this plan.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND

23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP

1 Market Place | Bolsover | Chesterfield | S44 6PN

www.buckleybrown.co.uk

t: 01623 633 633

t: 01623 633 633

t: 01246 605121

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