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**TAYLOR BROWN  
& SIMMS**

ESTATE AGENTS

**Nottingham Road, Selston, Nottingham, Nottinghamshire , NG16 6DE**  
**£370,000**



**FEATURES:**

- THREE BEDROOMS
- DETACHED FAMILY HOME
- EXTENDED KITCHEN DINER TO THE REAR
- GOOD SIZED PLOT
- LARGE GARDEN
- AMPLE OFF STREET PARKING AND GARAGE
- CLOSE TO LOCAL SCHOOLS AND AMENITIES
- NO UPWARD CHAIN
- DOWNSTAIRS WC AND UTILITY ROOM
- GREAT LOCATION

**COUNCIL TAX BAND: C EPC RATING: TBC**

#### Entrance Hallway

Spacious hallway with UPVC window to the side, stairs rising to the first floor, tiled flooring with underfloor heating, doors to lounge and downstairs WC and under stairs storage cupboard.

#### Downstairs WC

Two piece suite comprising of WC and hand wash basin, tiled flooring with under floor heating.

#### Lounge

8.13 m x 3.62 m (26'8" x 11'11")  
Good sized lounge, with UPVC bay window to front aspect, feature fireplace with fire, under floor heating, double doors leading to kitchen diner.

#### Kitchen Diner

5.50 m x 4.64 m (18'1" x 15'3")  
4 velux windows, UPVC window and UPVC french doors to rear aspect, solid oak fitted kitchen with base and wall units, sink unit, part tiled walls, double range oven, with extractor above, tiled flooring with under floor heating, door to utility room.

#### Utility Room

UPVC window to side aspect, work top, plumbing for washing machine, space for american style fridge freezer.

#### First floor landing

Doors to bedrooms and bathroom, UPVC window to side aspect.

#### Bedroom One

4.43 m x 3.62 m (14'6" x 11'11")  
UPVC bay window to front aspect, radiator.

#### Bedroom Two

3.62 m x 3.58 m (11'11" x 11'9")  
UPVC window to rear aspect, radiator.

#### Bedroom Three

2.56 m x 2.19 m (8'5" x 7'2")  
UPVC window to front aspect, radiator.

#### Bathroom

2.49 m x 2.11 m (8'2" x 6'11")  
UPVC window to rear aspect, three piece suite comprising of WC and hand wash basin set in a vanity unit, double walk in shower, towel rail, part tiled walls, tiled flooring.

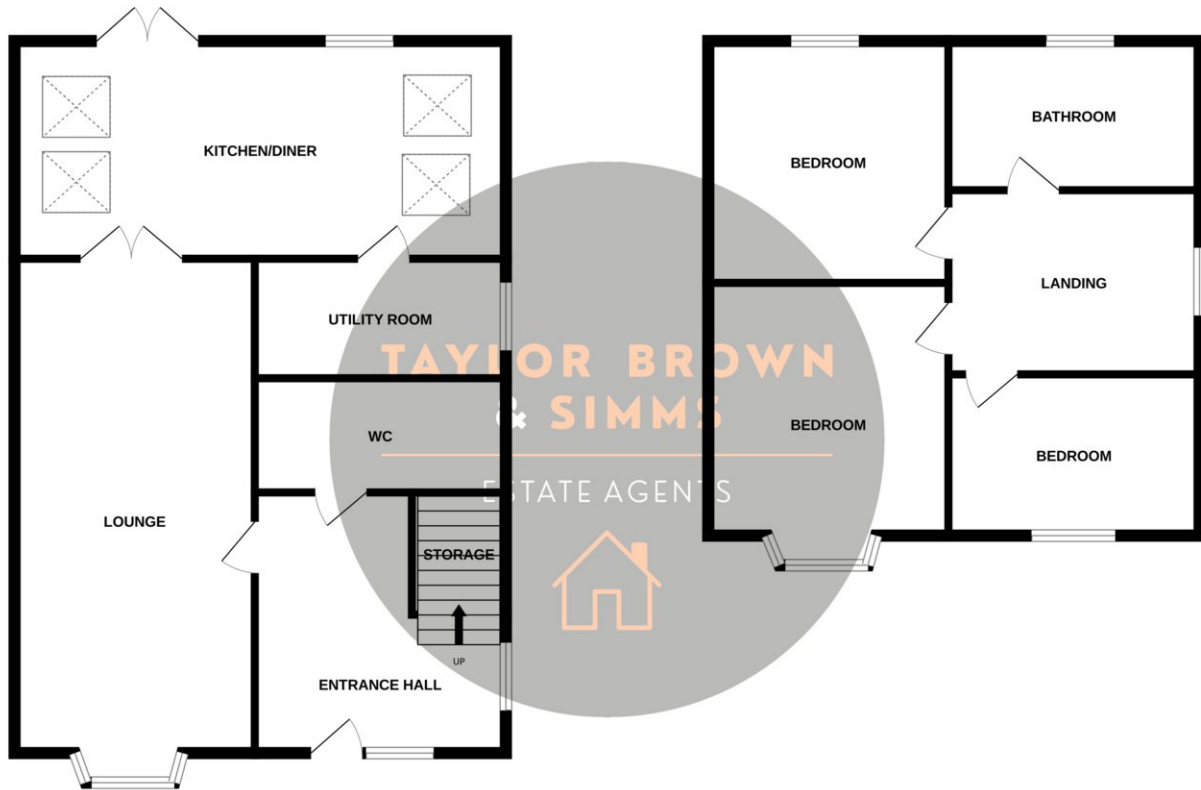
#### Outside

To the front of the property is a driveway providing ample off street parking with a further gravelled area, leading to a single detached garage with gated access.

To the rear of the property is a paved patio area, with steps down to a large lawned area, large wooden outbuilding, being enclosed. To the side is a gated area which in turn leads to the single garage.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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