



**284 Nottingham Road, Selston, Nottingham,
Nottinghamshire NG16 6AD**

OIRO £425,000

Tel: 0115 9680268



- Large Detached Family Home
- Open Field Views
- No Upward Chain
- Under Flooring Heating
- Four Generous Bedrooms
- Designed & Built 2008
- Three Bathrooms
- Stunning Dining Kitchen

An excellent opportunity to acquire this magnificent self-build detached family residence which has been extremely well thought out, planned and completed by the current owners back in 2008 and has been a well loved and much enjoyed family home since, and is now looking for its second ever owner.

This stunning, unique family home benefits from a spectacular layout which offers everything you could possibly need including four generous bedrooms and an additional reception room formerly known as the playroom, three bathrooms, large open plan dining kitchen with large central island with African black granite worktops which was the centre piece of the whole build, large driveway set well back from the road and even offering a beautiful rear outlook over paddocks and far reaching open field views beyond.

The property comes offered to the market with the advantage of no upward chain. So, if you are on the lookout for a substantial family home with so much to offer then look no further and contact us for an early viewing as homes of this nature and quality are hard to find.

The property was built toward a south facing aspect to maximise the natural light that enters the property. The layout flows perfectly throughout comprising a central entrance hall with access into the lounge with open views, large open plan dining kitchen perfectly suited for cooking and entertaining even down to the smallest detail. Study/office, handy utility room, additional reception room currently in use as a playroom and fully tiled wet room style shower room. To the first-floor landing there are four bedrooms including three doubles, en suite shower room to the master and a beautifully finished family bathroom with four-piece suite.

Externally, the property comes located on an extremely popular residential road which offers a perfect rural feel but with the high level of convenience with excellent transport links and a GP surgery on the same road. The plot itself is substantial and offers a gated entrance onto a large frontage with spacious block paved driveway offering parking for numerous cars, EV charging point, lawned gardens with mature and established planting including a beautiful magnolia & Victoria plum tree, there is also a perfectly placed deck to the rear with wall lighting and inset lighting within the deck with the beautiful views over the green belt paddocks to the rear. There is also double external power sockets to the front & rear of the house and a garden office which has benefits from insulation, power, LED wall and ceiling lighting.

ENTRANCE HALL

w: 2.31m x l: 1.73m (w: 7' 7" x l: 5' 8")

A naturally light entrance hall with south facing aspect with tiled floor with underfloor heating, ceiling lighting and stairs rising to the first floor landing.

OFFICE

w: 2.64m x l: 2.31m (w: 8' 8" x l: 7' 7")

A well placed study/office with ceiling lighting, underfloor heating. Also houses the underfloor heating manifolds and bathroom underfloor heating controls.

LOUNGE

w: 5m x l: 4.57m (w: 16' 5" x l: 15')

A wonderful, cosy yet extremely generous dual aspect reception room having a double glazed window and double glazed French doors opening onto the rear decked area enjoying that open paddock view. There is also underfloor heating, LED wall and shelf lighting, digital TV point and multiple power points including charging points.

OPEN PLAN DINING KITCHEN

w: 5.94m x l: 4.5m (w: 19' 6" x l: 14' 9")

A stunning open plan dining kitchen which is the real hub of the home. The initial build was solely centred around the large kitchen island making this a perfect space for those who love cooking and entertaining. There is an array of full height wall units, base units all with inset drawers with premium grade imported black African granite working surfaces. There is a whole host of integrated appliances including: Fridge/freezer, dishwasher, two full size double ovens, two warming drawers, microwave and coffee machine. There is also five ring gas hob and ceiling set low decibel Italian extractor over. There is also a tiled floor with underfloor heating, ceiling spotlights and additional lighting including plinth, glass cupboard and shelve lighting, array of power points including a double socket within the island and double glazed windows again enjoying that southerly aspect keeping a wonderful amount of natural light to pour into the room.

UTILITY

w: 2.84m x l: 1.73m (w: 9' 4" x l: 5' 8")

A well placed utility with plenty of storage with additional cloak style cupboard. Base unit with working surface with inset sink and chrome mixer tap. There is also plumbing for a washing machine and space for a tumble dryer and a double glazed window and door to the front elevation.

PLAYROOM

w: 4.42m x l: 2.64m (w: 14' 6" x l: 8' 8")

A further reception room currently in use as a playroom but offers even more versatility including even the potential for a fifth bedroom due to its placement next to the downstairs wet room.

There is also ceiling lighting, underfloor heating and double glazed French doors.

SHOWER ROOM

w: 1.7m x l: 1.4m (w: 5' 7" x l: 4' 7")

A fully tiled downstairs wet room style shower room with wall mounted internally plumbed shower, wash hand basin and a low flush WC. There is also ceiling lighting, chrome heated radiator and an obscure double glazed window to the front elevation.

FIRST FLOOR LANDING

With ceiling lighting and a double glazed window to the rear elevation.

MASTER BEDROOM

w: 4.5m x l: 4.17m (w: 14' 9" x l: 13' 8")

A spacious dual aspect master bedroom enjoying wonderful views to the rear. There is also a radiator, ceiling lighting, wall lights and two double glazed windows.

EN-SUITE

w: 2.26m x l: 1.14m (w: 7' 5" x l: 3' 9")

A fully tiled en suite shower room with double width walk in shower enclosure with wall inset shower controls and thermostatic shower valve. There is also a low flush WC and a wash hand basin with chrome mixer tap, underfloor heating, heated towel radiator, ceiling lighting, LED mirrored wall cabinet and an obscure double glazed window to the front elevation.

BEDROOM TWO

w: 3.56m x l: 2.9m (w: 11' 8" x l: 9' 6")

A second double bedroom again with a radiator, ceiling lighting and a double glazed window to the front elevation.

BEDROOM THREE

w: 4.17m x l: 2.49m (w: 13' 8" x l: 8' 2")

A third double bedroom with a radiator, ceiling lighting and double glazed windows to the front and side elevations.

BEDROOM FOUR

w: 3.2m x l: 1.93m (w: 10' 6" x l: 6' 4")

A fourth and final bedroom to the first floor with a radiator, ceiling lighting and a double glazed window to the side elevations.

FAMILY BATHROOM

w: 3.56m x l: 2.84m (w: 11' 8" x l: 9' 4")

A beautifully finished and neutrally tiled family bathroom with four piece suite including a free standing bath which is currently inset into a raised tiled entrance, shower enclosure with internally plumbed shower with thermostatic valve, underfloor heating, heated towel radiator, ceiling lighting, LED mirrored cabinet with toothbrush charging point and an obscure double glazed window to the front elevation.

OUTSIDE

Externally, the property comes located on an extremely popular residential road which offers a perfect rural feel but with the high level of convenience with excellent transport links and a GP surgery on the same road. The plot itself is substantial and offers a gated entrance onto a large frontage with spacious block paved driveway offering parking for numerous cars, EV charging point, lawned gardens with mature and established planting including a beautiful magnolia & Victoria plum tree, there is also a perfectly placed deck to the rear with wall lighting and inset lighting within the deck with the beautiful views over the green belt paddocks to the rear. There is also double external power sockets to the front & rear of the house and a garden office which has benefits from insulation, power, LED wall and ceiling lighting.

VIEWING INFORMATION

Viewing of the property is strictly by appointment only. To book a viewing please call our Sales team headed up by our Associate Director, Ben Pycroft on our office number 0115 968 0268.

TENURE

The property is being sold as a freehold. With vacant possession on completion. The additional information provided for council tax, service charges and ground rents (where applicable) is only an estimation. Please check with your Sales Advisor for more specific detail.

MORTGAGE ADVICE

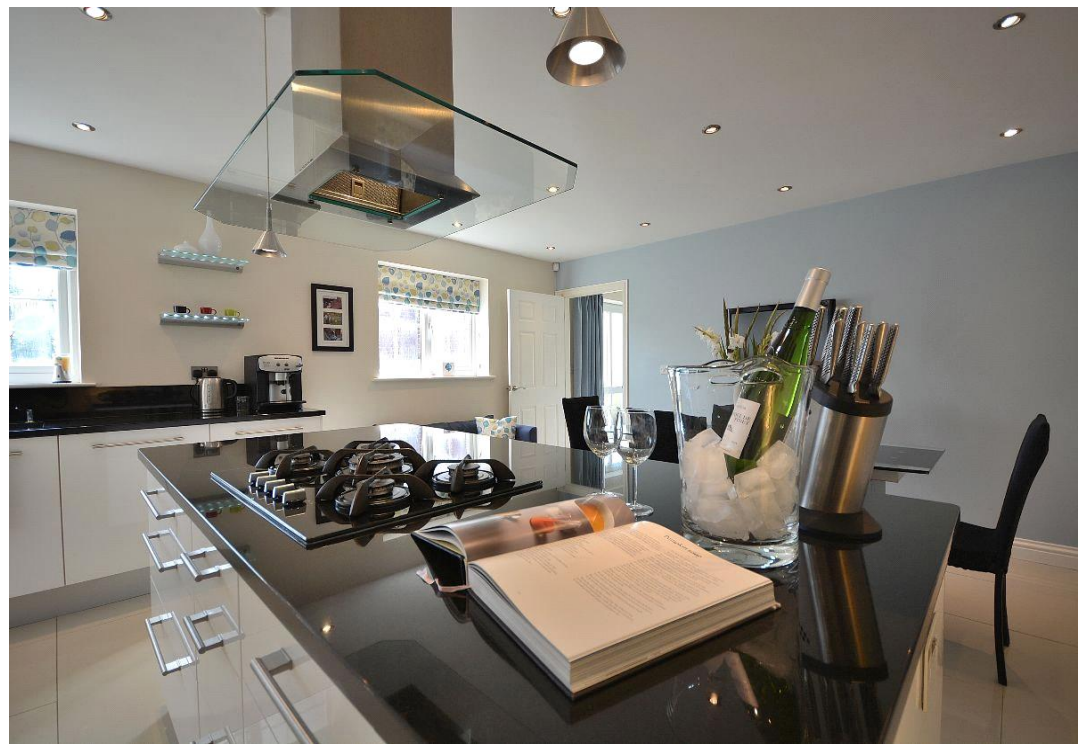
JMS are able to provide you with the details of a trusted independent mortgage advisor. If you are interested in speaking with our recommended mortgage advisor, please let the sales team know. Your home will be at risk if you do not keep up to date with payments of your mortgage or secured loans on the property. We are unable to give you any advice when it comes to mortgage products, nor should you take anything discussed verbally or in writing from anyone employed by JMS as advise on any financial products.

FIXTURES & FITTINGS

No fixtures or fittings in mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding any fixtures and fittings detailed in this brochure or otherwise should be discussed as a separate matter. JMS take no responsibility for the condition, status or working order of any fixtures and fitting mentioned in this brochure or otherwise.











Viewing by appointment only
JMS Sales & Lettings
32 High Street, Hucknall, Nottingham, Nottinghamshire NG15 7HD
Tel: 0115 9680268 Email: enquiries@jmslettings.co.uk Website: jmssalesandlettings.co.uk/

