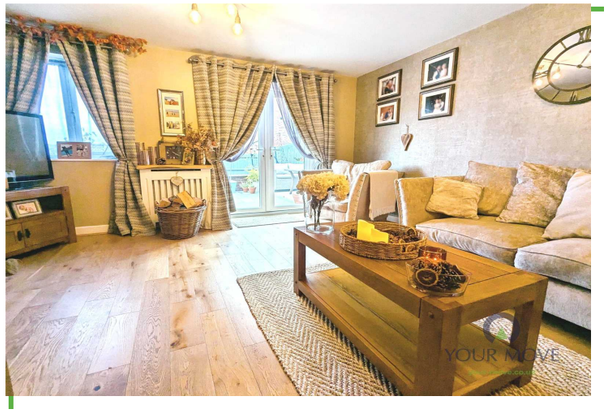
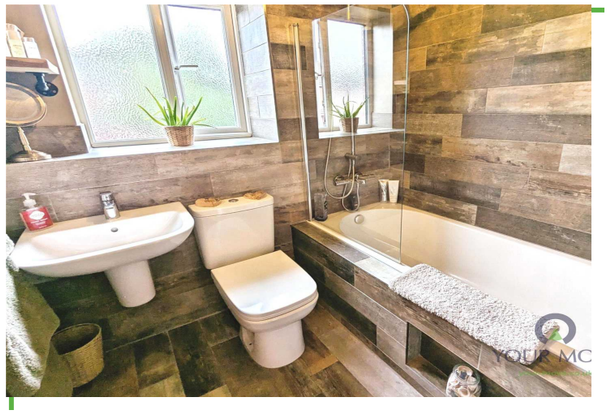
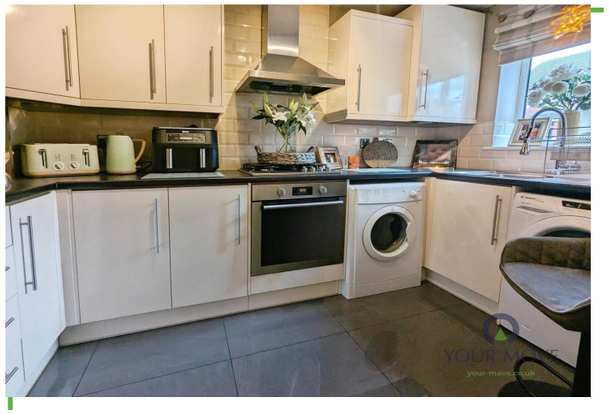


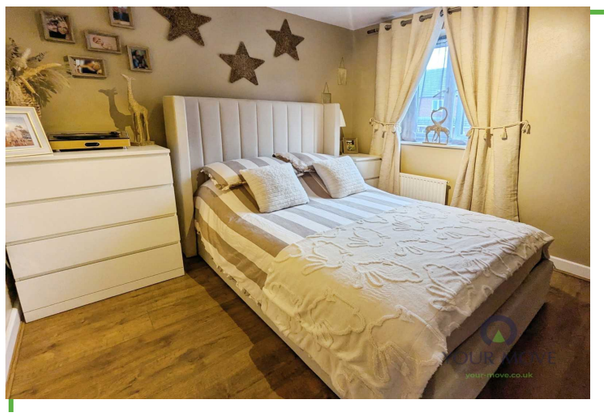


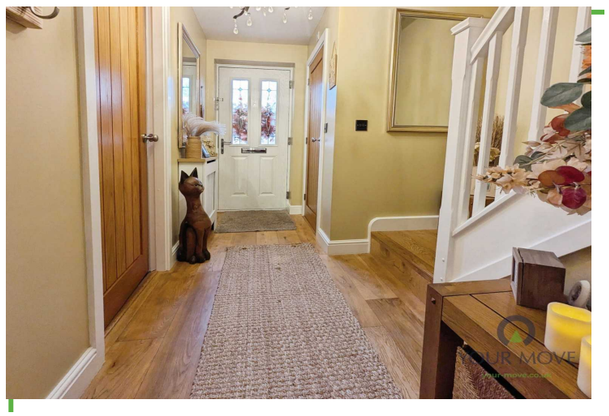












Sovereign Gardens, Selston,
Nottingham, Nottinghamshire,
NG16

Offers Over: £250,000

Tenure: Freehold

YOUR MOVE

your-move.co.uk

The Property Ombudsman

Sovereign Gardens, Selston, Nottingham, Nottinghamshire, NG16

Offers Over: £250,000 Tenure: Freehold

Council Tax Band: C
EPC Rating: TBC
Local Authority: Ashfield District Council

Other important information which you will need to know about this property can be found at your-move.co.uk

An immaculately presented three-bedroom detached house for sale in Selston, offering modern living space, a low-maintenance landscaped garden, driveway parking and convenient access to local amenities, schools and major transport links.

Description
For sale – an immaculately presented three bedroom detached house in the popular village of Selston, Nottinghamshire.

Set back with its own driveway, this modern home opens into a welcoming entrance hall with stairs rising to the first floor and a convenient ground floor W.C. To the rear, a spacious lounge/dining room features wood style flooring and French doors that flood the space with light and lead directly onto the garden, creating an ideal area for everyday living and entertaining.

The contemporary integrated kitchen is fitted with sleek units, ample worktop space and modern appliances, finished in a clean, neutral style. Upstairs, there are three well proportioned bedrooms and a stylish family bathroom with a white suite and attractive wall panelling.

Outside, the enclosed rear garden has been landscaped for low maintenance, with Astro turf, a large paved patio and a decked area, offering distinct zones for seating, play and dining.

Selston offers a friendly community with local shops, pubs and cafés, and is a short drive from larger amenities in Eastwood and Hucknall. For outdoor space, nearby Selston Country Park and Brierley Forest Park provide woodland walks, play areas and cycle routes. Families are well served by local primary and secondary schooling within the area.

Transport links are convenient: the A38 and M1 (Junction 28) are easily accessible, while nearby Kirkby in Ashfield and Sutton Parkway stations provide rail services towards Nottingham, Mansfield and beyond, with journeys to Nottingham typically around 25–30 minutes. This beautifully kept home is ready to move into and enjoy.

Entrance Hall
Having a composite door to the front, stairs off & laminate flooring.

Ground Floor W.C
Having a low flush W.C, wash hand basin, laminate flooring & a upvc double glazed window to the front.

Kitchen
6' x 10' (1.83m x 3.05m)
Fitted with a n=modern range of wall & base units with integrated fridge freezer, gas hob, electric oven below & extractor over, a concealed gas boiler, upvc double glazed window to the front & laminate flooring.

Lounge
14' x 14' (4.27m x 4.27m)
A welcoming & spacious room with French doors & a upvc double glazed window to the rear & laminate flooring.

First Floor Landing

Bedroom 1
12' x 8' (3.66m x 2.44m)
A good sized double room with a upvc double glazed window & laminate flooring.

Dressing Room
2' x 8' (0.6m x 2.44m)
Formally an En-Suite with plumbing still intact should you wish to change back & currently used as a dressing room with a upvc double glazed window to the side.

Bedroom 2
9' x 8' (2.74m x 2.44m)
A double room with a upvc double glazed window to the front elevation & laminate flooring.

Bedroom 3
6' x 9' (1.83m x 2.74m)
A good sized single room with a upvc double glazed window to the rear elevation & laminate flooring.

Bathroom
5' x 6' (1.52m x 1.83m)
A modern bathroom offering a panelled bath with shower over & screen, a low flush W.C, wash hand basin, panelled walls & tiled flooring along with a upvc double glaze =d window tot he front elevation.

For full EPC please contact the branch.

Rear Garden
The enclosed rear garden offers a large paved patio area & a feature decked area with Astro turf & fence surround.

Frontage
To the front you will find an open plan driveway allowing parking for two cars with decorative borders.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



Total floor area: 75.4 sq.m. (811 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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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