

Mansfield Road
Selston Nottingham

burchell edwards

Mansfield Road
Selston Nottingham NG16 6BB

for sale offers over
£425,000







Property Description

A substantial five-bedroom detached family home offering versatile accommodation arranged across three floors. Situated in the popular village of Selston, this individually designed property is ideal for growing families seeking generous living space and excellent outdoor entertaining areas.

The accommodation comprises a welcoming entrance hall, spacious living room, separate dining room, a superb open-plan kitchen/diner and a dedicated home office, together with a ground-floor WC. The first floor offers three well-proportioned bedrooms, including a principal bedroom with en-suite, a contemporary family bathroom and Bedroom Four, which also benefits from direct access to an impressive roof terrace balcony. The second floor provides two additional double bedrooms and a further en-suite shower room.

Externally, the property enjoys a low-maintenance enclosed rear garden with extensive block paving and a fantastic, elevated balcony terrace with glass balustrades. To the front, a block-paved driveway provides ample off-road parking and leads to the garage.

Well positioned for local amenities, schools and transport links, this unique home must be viewed to fully appreciate the size and flexibility of the accommodation on offer.

Ground Floor
Entrance Hall
A welcoming entrance hall featuring attractive wood flooring, a staircase rising to the first-floor accommodation and recessed ceiling spotlights.

Wc
Fitted with a low-level WC and wash hand basin set within a vanity unit, complemented by a heated towel rail.

Living Room
A generous and stylish reception room enjoying a large front-facing bay window that fills the space with natural light. Featuring recessed ceiling spotlights and a contemporary freestanding stove, the room offers an excellent space for relaxation and entertainment. An open archway leads seamlessly through to the dining room, creating a sociable flow between the living areas.

Dining Room
A well-proportioned dining room featuring laminate flooring and ample space for a family dining table and chairs. Conveniently positioned between the lounge and kitchen/diner, creating an ideal space for both everyday dining and entertaining.

Kitchen/Diner
An impressive open-plan kitchen/diner fitted with a comprehensive range of wall and base units, complemented by contrasting work surfaces and a central island providing additional preparation space and storage. Offering ample room for dining and entertaining, the space benefits from tiled flooring, recessed spotlights and French doors leading outside.

Office
A versatile and generously sized office enjoying dual-aspect windows and French doors providing access outside. Ideal for home working, this flexible room could also be utilised as a family room, playroom or hobby space to suit individual requirements.

Car Port
A substantial covered car port providing secure off-road parking, with access to the ground floor WC and a courtesy door leading directly into the kitchen/diner. Offering excellent versatility, the space also provides useful storage and access through to the garage.

First Floor
Landing
A spacious and well-presented landing with stairs rising to the second floor and doors leading to three bedrooms and the family bathroom. Featuring recessed spotlights and providing access to the upper-floor accommodation.

Bedroom One
Spacious principal bedroom with fitted mirrored wardrobes, recessed spotlights, a large window

providing plenty of natural light, and access to a private en-suite shower room.

En-Suite
Modern en-suite comprising a double shower enclosure, wash hand basin, low-level WC and heated towel rail, finished with contemporary wall tiling.

Bedroom Three
A well-proportioned double bedroom featuring a fitted wardrobe, recessed spotlights and a front-facing window providing plenty of natural light. Finished in neutral décor, offering versatile accommodation for family or guests.

Bedroom Four
A spacious double bedroom featuring sliding patio doors opening onto a superb private balcony terrace, providing an excellent outdoor seating area. Finished with neutral décor and recessed spotlights, this versatile room enjoys plenty of natural light and far-reaching views.

Balcony
A superb roof terrace balcony accessed directly from Bedroom Four, providing a generous outdoor entertaining space with contemporary glass balustrades and ample room for seating, enjoying elevated views over the surrounding area.

Bathroom
Modern family bathroom fitted with a panelled bath with shower over and glass screen, wash hand basin, low-level WC and useful built-in storage, complemented by contemporary tiling.

Second Floor
Landing
Landing providing access to Bedrooms Two and Five, with staircase rising from the first floor and access to the second-floor en-suite. Ideal as a central approach to the upper-level accommodation.

Bedroom Two
A well-proportioned double bedroom positioned on the second floor, featuring vaulted ceilings, skylight windows and fitted storage, creating a bright and versatile space ideal for family or guests.

En-Suite
Modern en-suite comprising a corner shower enclosure, wash hand basin and low-level WC, complemented by contemporary wall tiling and fitted under the eaves to maximise the available space.

Bedroom Five
A spacious double bedroom with vaulted ceilings, skylight windows and ample room for freestanding furniture. Finished in neutral décor, offering flexible accommodation as a bedroom, guest suite or hobby room.

Garage
A substantial detached double garage with up-and-over door, power and lighting, providing excellent secure parking and storage space, complemented by a generous block-paved driveway offering additional off-road parking for multiple vehicles.

Externals
The property enjoys an attractive frontage enclosed by a brick-built boundary wall with decorative wrought-iron railings and gated access. A block-paved driveway provides off-road parking and leads to the carport, leading to the garage and shed to the rear of the property, while elevated front steps rise to the entrance door, creating an impressive approach to the home.

The rear garden has been designed with low maintenance in mind, featuring a spacious block-paved entertaining area enclosed by fenced boundaries, along with a detached garage and shed. An impressive, elevated balcony terrace with contemporary glass balustrades provides the perfect space for outdoor seating and dining, with steps leading down to the garden. Extensive glazing and patio doors to the rear create a seamless flow between the indoor and outdoor living spaces.

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.



















Total floor area 200.6 m² (2,159 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

burchell edwards

To view this property please contact Burchell Edwards on

T 01773 715454
E eastwood@burchelledwards.co.uk

134 Nottingham Road Eastwood
NOTTINGHAM NG16 3GD

EPC Rating: C

Council Tax Band: E

Tenure: Freehold

check out more properties at burchelledwards.co.uk

The Property Ombudsman

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.