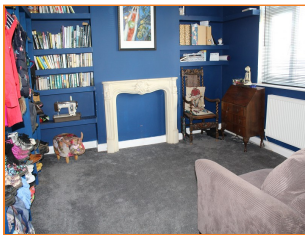


11 High Street, Alfreton, Derbyshire DE55 7DR

Tel: 01773 832 888

Fax: 01773 835 888

sales@greenandmay.co.uk



Portland Road, Selston, £215,000

- DOUBLE FRONTED DETACHED HOME
- TWO BEDROOMS
- LOUNGE AND SITTING ROOM
- OPEN PLAN DINING KITCHEN
- SUMMER HOUSE AND HOT TUB INCLUDED
- ENERGY RATING D



Green & May Ltd, Registered Office: 11 High Street, Alfreton, Derbyshire Company Registration No. 404 5444 Vat No. 780 1817 28

All statements contained in these particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract or warranty. Unless specific to the contrary interested parties should note that:- 1). These particulars are given without responsibility of Green & May Ltd or the vendors or lessors as a general outline only, for the guidance of prospective purchasers or tenants and do not constitute the whole or part of an offer or contract; 2). Green & May Ltd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; 3). The vendors or lessors and neither Green & May Ltd or any employee of Green & May Ltd (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; 4). VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessors must satisfy themselves as to the applicable VAT position, if necessary by taking professional advice.

Green & May are delighted to offer to the market this lovely double fronted open plan detached home with the benefit of a gas central heating system and double glazing where specified. This property must be viewed as soon as possible to avoid disappointment. Very briefly the accommodation comprises: Entrance hall, sitting room, open plan lounge, fitted dining kitchen with a range of wall and base units, built in microwave, oven and induction hob and dishwasher. The kitchen then opens into the spacious conservatory which French doors to the rear garden. To the first floor there are two double bedrooms and a spacious bathroom with four piece suite which comprises: spa bath, shower area, low level WC and wash bowl with cupboard below. Outside to the front there is a driveway which provides off road car parking. To the rear there is a wonderful enclosed garden which has been designed with relaxation in mind with a hot tub and summerhouse both of which are included within the price.

Within Selston there is a supermarket, chemist, medical centre, fast food outlets, public house, church, village hall and a range of schooling. The M1 may be accessed at junction 27 which offers transport links to the surrounding commercial centres of Leicester, Nottingham, Derby, Mansfield and Chesterfield. -

Accommodation

Entrance Hall

With door to the front and laminate floor.



Sitting room (12' 07" x 11' 08") or (3.84m x 3.56m)

To chimney Breast. With double glazed window, central heating radiator, feature fire surround and built in shelving.



Lounge (12' 05" x 12' 03") or (3.78m x 3.73m)

With TV aerial connection point, double glazed window, central heating radiator, double doors to the hallway and archway to the dining kitchen.



Fitted Dining Kitchen (26' 0" Max x 10' 03") or (7.92m Max x 3.12m)

To chimney Breast. This is a lovely open space with a range of white wall and base units, incorporating counter tops and shelving. There is a eye level built in oven and microwave and a induction hob on a centre island with storage below. There is plumbing for a dishwasher, inset single drainer sink unit with mixer tap, appliance space, laminate floor, archway to the conservatory. The focal point to the room is the log burning stove set in a feature brick fireplace.



Conservatory (14' 07" x 11' 10") or (4.45m x 3.61m)

With double glazed windows and double glazed French doors opening into the rear garden, laminated floor and central heating radiator.

Landing

With doors to the first floor accommodation.



Bedroom 1 (12' 07" x 12' 06") or (3.84m x 3.81m)

This is a pleasant room with double glazed window to the front elevation and central heating radiator.



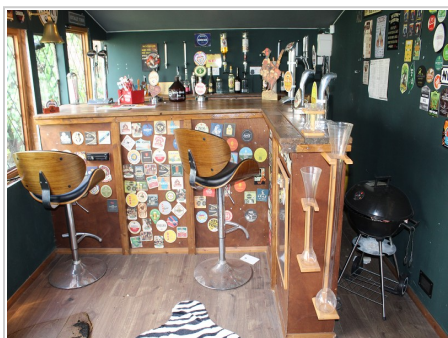
Bedroom 2 (12' 05" x 11' 11") or (3.78m x 3.63m)

With access to the loft space, store area, central heating radiator and double glazed window to the front elevation.



Bathroom

This is a lovely bathroom with spa bath, easy access tiled shower tray with screen, low level WC, wash bowl with cupboard beneath, extractor fan, ceiling spot lights, two central heating radiators, laminate floor and double glazed window.



Summer House (19' 02" x 9' 03") or (5.84m x 2.82m)

This is a brilliant Man Cave with double doors to the front, laminate floor, light, power and log burning stove.



Outside

To the rear of the property there is an enclosed garden to the rear which has been designed with relaxation and ease of maintenance in mind. There is are decking and patio areas and a small lawn area. The hot tub and summer house are included within the sale price. To the front there is a driveway which provides off road car parking.

Viewing Arrangements

Note to purchasers: The property may be viewed by contacting Green & May. We have not tested any fittings, systems, services or appliances at this property and cannot verify them to be in working order or to be within the seller's ownership. We have not verified the construction, the condition or the tenure of the property. Intending purchasers are advised to make the appropriate enquires prior to purchase. If you require any further information prior to viewing please contact our office, particularly if travelling some distance. Please note that the measurements have been taken using a laser tape measure.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:60

Tenure

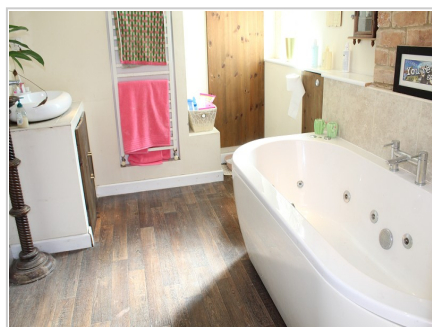
We are informed that the tenure is Freehold

Council Tax


Band A

Directions

For Satellite Navigation the Post Code is NG16 6AT



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.