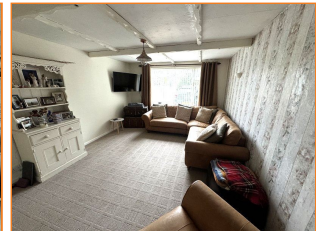


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## Spruce Avenue, Selston, £250,000

- SUPERB DETACHED HOME
- THREE BEDROOMS
- CONSERVATORY
- RE-FITTED KITCHEN AND BATHROOM
- LOVELY GARDEN AND CABIN
- ENERGY RATING C



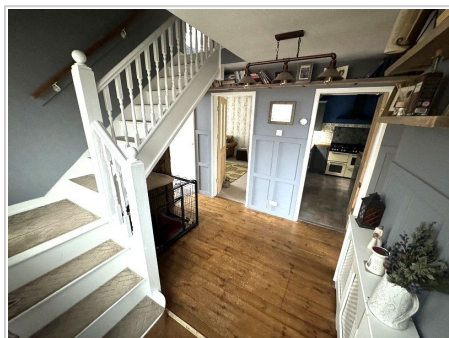
Green & May Ltd, Registered Office: 11 High Street, Alfreton, Derbyshire Company Registration No. 404 5444 Vat No. 780 1817 28

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Green & May are delighted to offer to the market this delightful detached home with a gas central heating system and double glazing where specified. Briefly the accommodation comprises: Entrance hall with stairs rising to the first floor accommodation and cupboard housing the washing machine, lounge, fitted kitchen with wall and base units, central island with sink and mixer tap and built in appliances to include, range style cooker, dishwasher, fridge and freezer. The kitchen opens into the conservatory which creates a lovely space for the family. There is a ground floor bedroom and bathroom. To the first floor there are two double bedrooms. To the outside there is an easy to maintain garden to the rear with covered seating area, block paved and gravel borders and a cabin/summerhouse with light, heat and power. The cabin could be used as a home office, teen den, hobby room, gym or just to sit and get away from it all. To the front there is a block paved driveway providing ample off road car parking. We do strongly recommend viewing this property as soon as possible to fully appreciate what the property has to offer.

Within Selston there are range of facilities to include a supermarket, medical centre, chemist, post office, fast food outlets, public house, church and a range of schooling. Selston is ideally places for access to the surrounding commercial centres of Leicester, Nottingham, Derby, Mansfield and Chesterfield.

## Accommodation



### Entrance Hall

With double glazed door to the side, stairs rising to the first floor accommodation, central heating radiator and built in cupboard which has plumbing for automatic washing machine.



### Lounge (16' 02" x 11' 09") or (4.93m x 3.58m)

This is a pleasant room with double glazed window, TV aerial connection point, two wall lights and central heating radiator.



### Fitted Kitchen (11' 08" x 10' 04") or (3.56m x 3.15m)

This is a lovely well designed kitchen with a comprehensive range of wall and base units, drawers and contrasting square edged counter tops and complementary tiling to the walls. The range cooker is included within the sale price and has two ovens, warming drawer, grill, gas hob with stainless steel extractor over, built in dishwasher, fridge and freezer. There is a centre island with inset single drainer sink unit with mixer tap, central heating radiator and the kitchen flows into the conservatory making an ideal space for family living.



### Conservatory (15' 01" x 9' 05") or (4.60m x 2.87m)

The kitchen flows into the conservatory and the total measurement is 21ft 2 x 11ft 8 widening to 15ft 5 maximum. With double glazed windows and door to the rear garden.



### Ground Floor Bedroom (11' 07" x 9' 09") or (3.53m x 2.97m)

With double glazed window to the front elevation, central heating radiator, coving to the ceiling and TV aerial connection point.



### Ground Floor Bathroom

With white three piece suite comprising: panelled bath with shower over, pedestal wash hand basin, low level WC, complementary tiling to the wall, heated towel rail, laminate floor and double glazed window to the rear elevation.

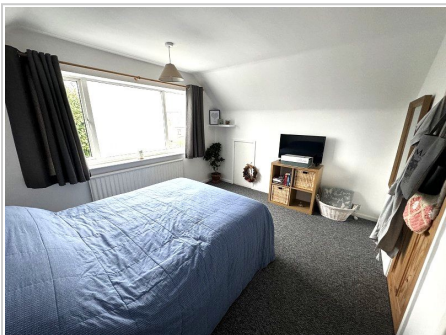
### Landing

With access to the loft space.



### Bedroom 1 (11' 11" x 10' 09") or (3.63m x 3.28m)

With double glazed window to the front elevation and central heating radiator.



### Bedroom 2 (11' 08" x 10' 10") or (3.56m x 3.30m)

With double glazed window and central heating radiator.



### Summer House (15' 08" x 12' 05") or (4.78m x 3.78m)

This is a fantastic addition to any home/garden a MAN CAVE! this is a good size cabin with heat, light and power, which could be used for a variety of uses, home office, gym, teen space, hobby room or just simply to chill, the choice is yours!!



## Outside

To the rear of the property there is a easy to maintain garden with covered seating area, paved patio, block paving and slate and gravel borders. To the front of the house there is a block paved driveway providing parking for several motor vehicles.

## 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. Would purchasers be aware that the sellers have supplied their own photos and a wide angle lens has been used.

## Services

Mains electricity, mains gas, mains water, mains drainage

EPC Rating:71

## Tenure

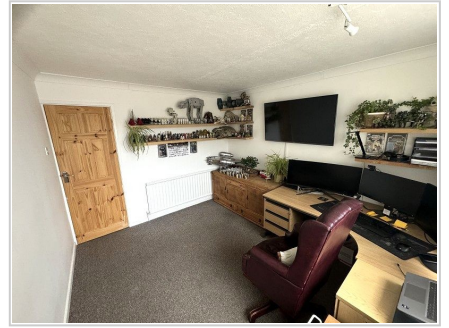
We are informed that the tenure is Freehold

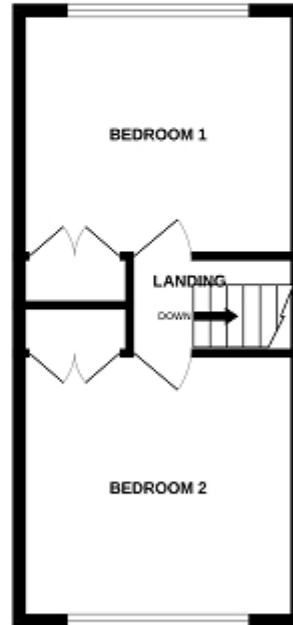
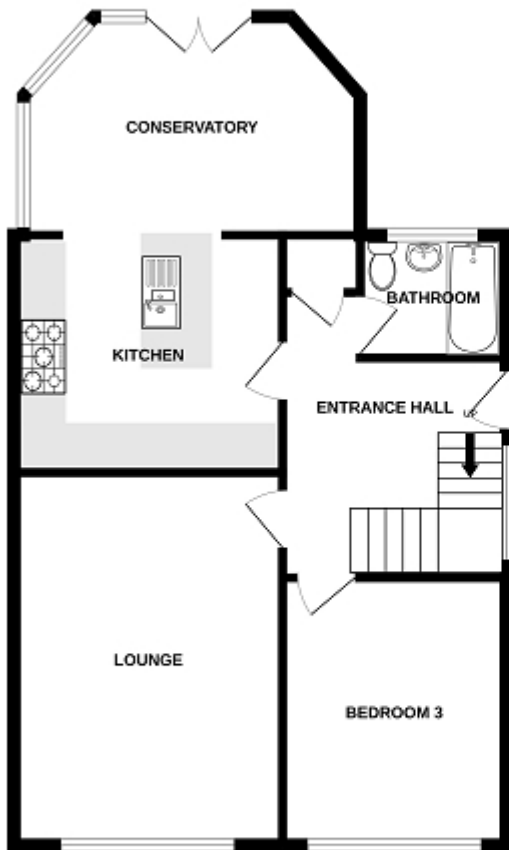
## Council Tax

Band C

## Directions


For Satellite Navigation the Post Code is NG16 6DX





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 here are not been tested and no guarantee as to their operability or efficiency can be given.  
Made with floorplan 6/2022

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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.