



Guide Price £515,000 Freehold

42 NOTTINGHAM ROAD | SELSTON | NOTTINGHAM | NG16 6DE

**BuckleyBrown**  
ESTATE AGENTS

GUIDE PRICE £515,000 - £525,000\*\*\*

## HISTORIC CHAPEL CONVERSION BURSTING WITH CHARACTER

Situated on Nottingham Road in the semi-rural village of Selston, this remarkable detached house, once a chapel, is a home bursting with character and personality. The deceptive exterior belies what is inside.

Inside, soaring high ceilings, elegant pillars, and a contemporary Italian spiral staircase instantly impress, creating a sense of space, light, and grandeur that you won't find anywhere else.

From the porch, enter through double doors into the kitchen/dining area, where you can step up into the spacious living room. The four large feature windows allow sunlight to flood through the open-plan space. From the living area you will find a private office which overlooks the small, beautifully maintained graveyard.

From the kitchen, a hallway provides access to a cloakroom with WC and a utility room. From here lies access to the generously sized downstairs bedroom, which currently contains a full-sized pool table, bar and office area, demonstrating its full potential.

Venture upstairs to discover a multi-use balcony overlooking the living spaces below and the mini orchard. At the end of the balcony, you will find doors leading to the master bedroom, bedroom two and the well-appointed bathroom.

Outside the property is surrounded by a generous garden, ideal for relaxing, socialising, or simply reading a book.

This is an amazing opportunity – call today to secure your viewing before it's gone!  
01623 633633





**Porch**  
Porch leading to;

**Kitchen/Dining Area 26'3" x 31'9"**  
(including living room)

Enter this wonderful open-plan kitchen and dining area, designed for both everyday living and entertaining. The contemporary plum kitchen comprises drawers and tall units (with space for integrated appliances), maintaining a streamlined look while offering generous storage.

**Living Room 26'3" x 31'9"** (including kitchen/dining area)

This is a truly unique, awe-inspiring living area that combines scale, character, and drama with its waxed French Oak flooring and its Georgian style ceiling.

**Office 11'10" x 9'4"**

This generously sized office, which is versatile, could create a fourth bedroom. Windows to both the front and rear elevations allow for plenty of natural light.

**Cloakroom/WC 8'5" x 5'3"**

With low flush WC and hand wash basin.

**Utility 8'6" x 9'3"**

The utility room has the potential to add a further family bathroom, with plumbing connections already in place and benefits from a window to the side elevation.

**Bedroom Three/Multi-use Room 12'9" x 20'2"**

Spacious and versatile bedroom currently being used as a games room. The room features three large windows and has an



external door making this an ideal opportunity to create a teenage annex or granny flat.

**Balcony 26'8" x 8'1"**

The balcony, currently used as a library, offers the opportunity for varied uses - office space, book nook, or home cinema projecting onto the space below.

**Bedroom One 13'8" x 18'11"**

Grand bedroom featuring high ceilings and elegant laminate flooring, creating a sense of space and sophistication with a bright and airy feel. A spacious walk-in wardrobe provides excellent storage for clothing and personal items.

**Bedroom Two 11'1" x 10'6"**

Spacious bedroom which will easily accommodate a King sized bed.

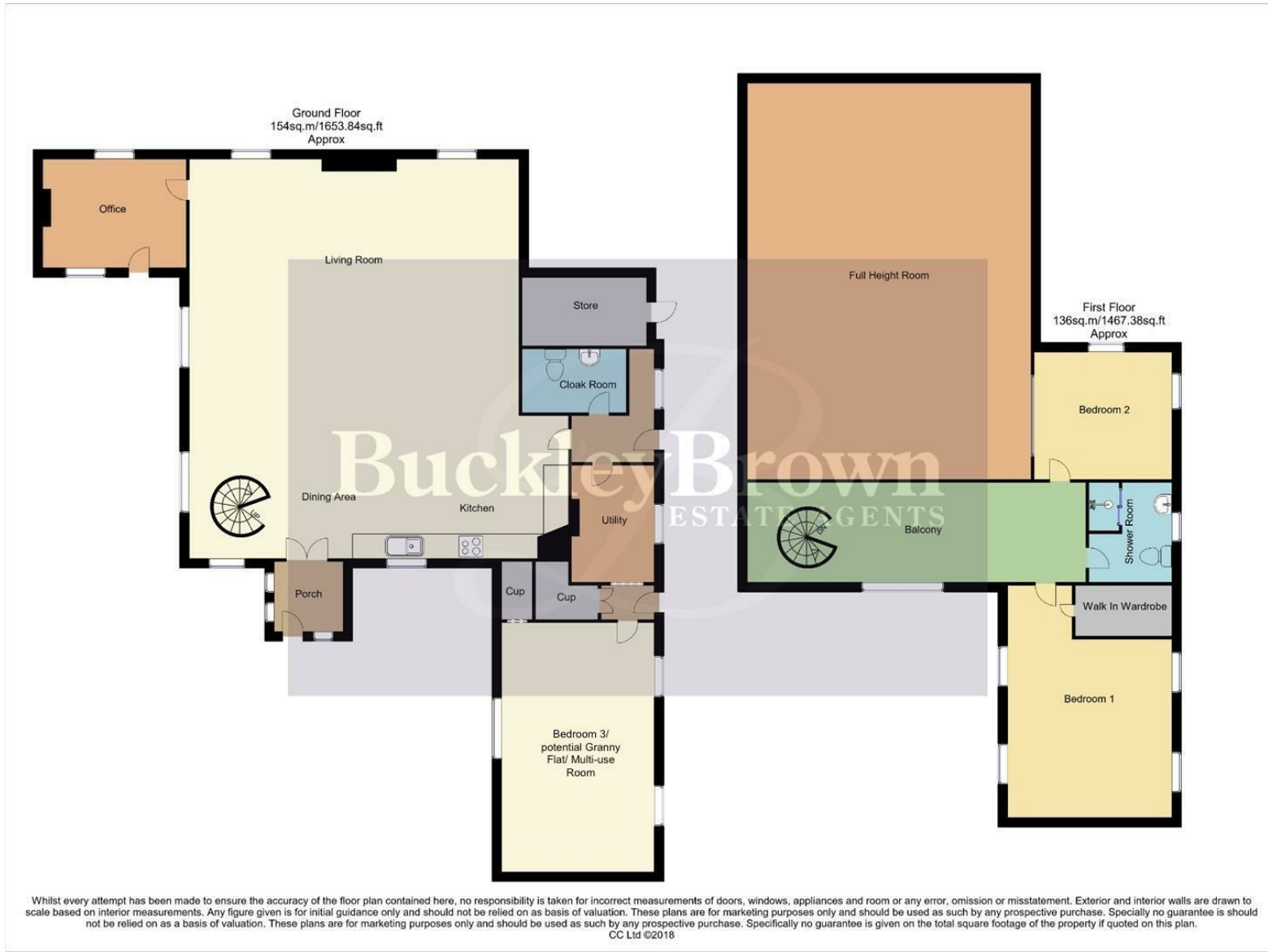
**Bathroom 7'0" x 8'9"**

Bathroom comprising of a wall hung vanity unit, low-flush WC and double shower cubicle. The room is finished with a white heated towel rail and a window to the side elevation.

**Outside**

Generous drive which leads through the double gates to the former chapel carpark. Here you will find a 16ft greenhouse, will be included in the sale and access to the attached store room containing the boiler. To the front of the property, there is a mini orchard, established hedgerows and two large lawn areas.



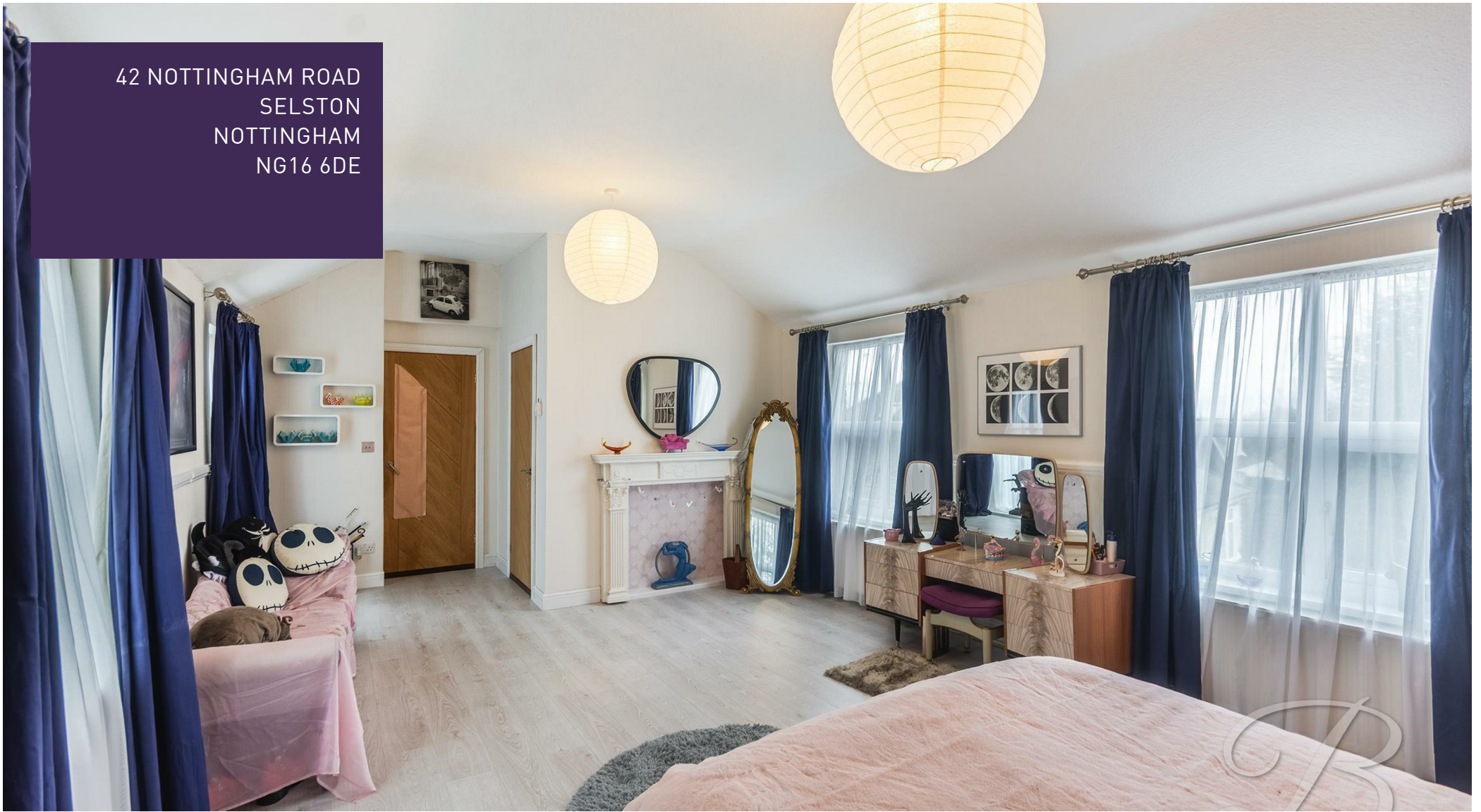


**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(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			
		71	78

England & Wales EU Directive 2002/91/EC

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