



£550,000 Freehold

144 CHURCH LANE | SELSTON | NOTTINGHAM | NG16 6FD

**BuckleyBrown**  
ESTATE AGENTS

## NO CHAIN, UNIQUE OPPORTUNITY!

We are thrilled to present this charming detached bungalow, nestled in the peaceful and picturesque neighborhood of Selston, Nottingham. Set on a generous 3/4-acre plot, this property offers a rare chance to embrace the tranquility of expansive outdoor living. With secure gated access, it provides both privacy and safety for you and your loved ones.

This remarkable home features a stylish open-plan kitchen and living area, thoughtfully designed to create distinct zones for cooking, entertaining, and relaxing. The lounge, enhanced by a cosy log burner fireplace, exudes warmth and comfort, while the dining area effortlessly connects to the outdoors through bi-folding doors—ideal for enjoying summer BBQs and the sunny seasons.

From the hallway, you'll find four spacious bedrooms, three of which benefit from their own en suite bathrooms. The family bathroom offers a luxurious five-piece suite, creating a perfect space to unwind. This home is truly move-in ready with no updates needed!

The standout feature of the property is the stunning outbuilding, which houses a fifth bedroom, WC, separate shower room, bar, and a lovely conservatory. This versatile space is ideal for entertaining and serves as a year-round retreat for friends and family to create lasting memories.

Outside, this property boasts breathtaking views and beautifully landscaped gardens. The expansive lawn and patio area are perfect for alfresco dining, while the outdoor swimming pool offers a peaceful retreat for relaxation or cooling off on warm days. A large driveway adds to the appeal, completing this magnificent property.

Don't miss the chance to view this exceptional home—schedule your viewing today and step into your dream lifestyle!





#### Porch

Light and airy porch with windows fitted with the front and rear with leading access into;

#### Hallway

With a fitted storage cupboard and further access to;

#### Kitchen/Living Room 30'3" x 18'0"

Stunning large kitchen that combines elegance with functionality, featuring a spacious open-plan design filled with natural light. Complete with a range of high end gloss wall and base cabinetry, inset sink and drainer, integrated appliances and marble worktops. The standout feature is the impressive centre island, which serves as both a practical workspace and a stylish focal point. Finalised with dual aspect windows to the front and side along with bi-folding doors to the rear, bringing the outside inside. Ample living space accompanied by a cosy log burner fireplace. Access to a handy utility.

#### Utility 19'0" x 5'4"

Handy room fitted with wall and base cabinets,

inset sink and drainer, worktops and further space for storing your coats and shoes. Window to the rear elevation.

#### Bedroom One 17'11" x 15'4"

Carpeted flooring, central heating radiator, en suite facility and a window to the rear elevation.

#### En Suite 11'5" x 10'2"

Four piece suite comprising of a hand wash basin, low flush WC, bath and a separate shower.

#### Bedroom Two 17'5" x 11'3"

Carpeted flooring, central heating radiator, en suite facility and a window to the rear elevation.

#### En suite 7'8" x 4'6"

Three piece suite with a hand wash basin, low flush WC and a shower. Window to the side elevation.

#### Bedroom Three 18'6" x 9'2"

Carpeted flooring, central heating radiator, en suite facility and dual aspect windows to the front and side elevations.



#### En suite 8'2" x 4'7"

Three piece suite fitted with a hand wash basin, low flush WC and a shower.

#### Bedroom Four 13'10" x 9'7"

Carpeted flooring, central heating radiator and a window to the front elevation.

#### Bathroom 15'3" x 11'4"

Impressive five piece suite comprising of a double hand wash basin, low flush WC bath and a separate shower.

#### Outbuilding

Consisting of the following.

#### Hall

Upon entrance you are greeted with a small hallway which further leads to;

#### Bedroom Five 16'2" x 9'8"

Laminate flooring, central heating radiator, built in cupboard and a shower for added convenience. Just next door is a handy WC. Window to the front elevation.

#### WC

Fitted with a hand wash basin, low flush WC and a window to the rear elevation.

#### Bar 13'8" x 13'3"

Versatile bar with a brick feature wall, fitted bar worktop, ample furniture space and a window to the front elevation. Windows and double doors leading through to the conservatory, making a perfect open plan layout for entertaining with family and friends.

#### Conservatory 13'8" x 11'3"

Relaxing space with surrounding windows and patio doors opening onto the garden.

#### Outside

The front of the property boasts a private gate entrance and an expansive driveway. To the rear you will find several areas to enjoy, with decking, artificial lawn, patio areas and an extensive lawn. Not to mention the stunning field views and unique swimming pool feature.



Ground Floor  
202sq.m/2171.95sq.ft  
Approx

Outbuilding  
52sq.m/557.91sq.ft  
Approx



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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>		
(55-58)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		74	85

**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.

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NOTTINGHAM  
NG16 6FD



BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND  
23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP  
1 Market Place | Bolsover | Chesterfield | S44 6PN  
[www.buckleybrown.co.uk](http://www.buckleybrown.co.uk)

t: 01623 633 633  
t: 01623 633 633  
t: 01246 605121

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