



Digitally Altered



6 Selina Close, Derby, DE74 2SS

Offers Over £250,000

This beautifully presented semi-detached property occupies a desirable position within the ever-popular cul-de-sac setting of Selina Close, Castle Donington.

The well-presented accommodation comprises three bedrooms, a modern fitted kitchen, a contemporary bathroom and a spacious open-plan living and dining area. Externally, the property benefits from a detached garage and rear driveway and a front aspect that enjoys a good degree of privacy.

Conveniently located within walking distance of local shops and Orchard Community Primary School, with Castle Donington College also nearby, the property is ideally positioned for access to local amenities and schooling.

Early viewing is highly recommended to fully appreciate all that this property has to offer.

PROPERTY & VILLAGE



Delightfully presented semi-detached property, recently redecorated, situated in this ever popular cul de sac setting. Notable features include three bedrooms, modern kitchen and bathroom fittings in addition to a single brick built garage. Non over looked to the front elevation. Viewing is highly recommended.

Castle Donington itself is a vibrant location with a high standard of amenities including shops, post office, doctors surgery, pharmacy, super market, pubs and restaurants. For the commuter East Midlands airport, Parkway railways station and the national motorway network are all readily accessible as are the centres of Nottingham, Derby and Leicester via the 24 hour running Skylink bus service.

LOUNGE/DINER 22'9" x 17'1" (6.93 x 5.21)



With Pvc framed double glazed bow window to the front elevation, matching Pvc entrance door, and central heating radiator. Stairs rising to the first floor,

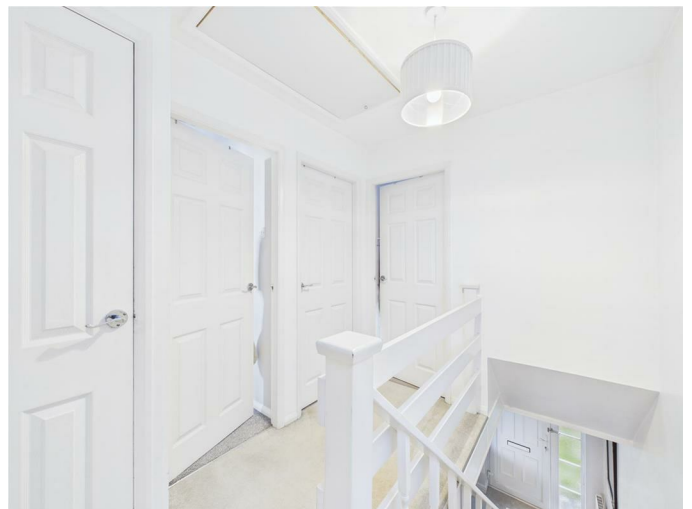
KITCHEN 9'2" x 8'0" (2.79 x 2.44)



With a range of modern units at eye and base level providing work surface, storage and appliance space. Single ceramic sink unit and drier with mixer tap over, inset electric hob, extractor over with oven built under, integrated fridge/freezer and plumbing for washing machine, under stairs storage cupboard, Pvc framed double glazed window to the rear elevation with matching door to the side.

FIRST FLOOR

LANDING



With opaque Pvc framed double glazed window to the side elevation, airing cupboard and access to boarded loft space with a fitted ladders.

BEDROOM ONE 11'8" x 10'9" (3.56 x 3.28)



With Pvc framed double glazed window to the front elevation, central heating radiator.

BEDROOM TWO 11'1" x 10'9" (3.38 x 3.28)



With Pvc framed double glazed window to the rear elevation, central heating radiator.

BEDROOM THREE 7'11" x 6'4" (2.41 x 1.93)



With Pvc framed double glazed window to the front elevation, central heating radiator.

BATHROOM



With a contemporary three piece suite, comprising of panelled bath with electric shower over, pedestal wash hand basin and w.c. Opaque Pvc framed double glazed window to the rear elevation, heated Chrome towel rail, part tiled walls, tiled floor.

OUTSIDE

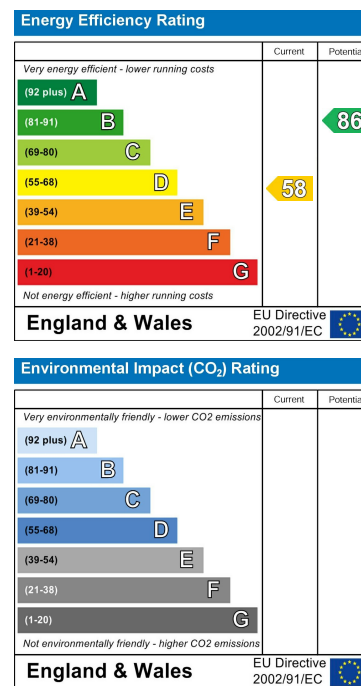


The property has a lawned fore garden, and a pathway to the front door and side gate. To the rear a patio area with a shaped lawn. Also at the rear of the property is the off road parking and a brick built single sized garage with power.

Floor Plan



Area Map



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