



18 Selina Close, Derby, DE74 2SS

Offers Over £235,000

This well-maintained semi-detached home presents an excellent opportunity for anyone seeking a spacious and well positioned property. Boasting three generous bedrooms, this property is designed to accommodate the needs of modern family life. The property boasts a spacious lounge and dining room, providing a perfect setting for both relaxation and entertaining. The heart of the home is further enhanced by a fantastic sun room, an ideal space to bask in natural light during sunny days, making it a delightful retreat for family gatherings or quiet moments with a book. The property features a well-appointed bathroom and offers ample parking with a large driveway that can accommodate many vehicles, along with the convenience of a single garage. This additional space is perfect for storage or as a workshop for those who enjoy DIY projects.

With its generous layout and scope for personalisation, this home presents an exciting opportunity to create your ideal family haven. Whether you are looking to settle down in a friendly community or seeking a property with potential for future enhancements, this semi-detached home in Castle Donington is a must-see.

Front Aspect

With a driveway, access to the single garage, laid astroturf and stoned borders

Porch 6'2" x 3'1" (1.90 x 0.94)

With a UVPC door leading into porch with windows to both side elevations, tiled flooring a further UVPC door leading to

Entrance Hallway 5'8" x 13'5" (1.75 x 4.09)

With a gas central heating radiator and stairs rising to the first floor

Lounge 11'0" x 13'5" (3.36 x 4.09)

With a window to the front elevation, gas central heating radiator, wall mounted electric fire, laminated flooring.

Diner 8'5" x 9'10" (2.58 x 3.01)

With a sliding patio door leading to conservatory, gas central heating radiator, laminate flooring.

Conservatory 7'2" x 7'4" (2.19 x 2.25)

With a door to side elevation, windows to the rear and side elevations, electricity, tiled flooring

Kitchen 8'7" x 8'11" (2.64 x 2.74)

With a window to the rear elevation, door to side elevation, useful under stairs storage, plumbing for washing machine, freestanding Indesit oven, grill and four ringed gas stove, overhead extractor fan and hood, gas central heating radiator, range of eye and base level cupboards, half tiled walls, vinyl flooring.

Stairs Leading To First Floor

With a window to the side elevation, access to loft, useful storage cupboard housing Baxi combi boiler

Family Bathroom 7'5" x 5'4" (2.28 x 1.65)

With a frosted window to the rear, low level W/C, hand wash basin with storage under, shower enclosure with mains fed shower, extractor fan, chrome heated towel rail, tiled walls, vinyl flooring.

Bedroom Two 11'0" x 9'1" (3.37 x 2.79)

With a window to the rear elevation, gas central heating radiator, carpeted flooring.

Bedroom One 11'6" x 10'2" (3.51 x 3.10)

With a window to the front elevation, gas central heating radiator, carpeted flooring.

Bedroom Three 6'7" x 7'8" (2.02 x 2.36)

With a window to the front elevation, gas central heating radiator, laminated flooring

Rear Garden

A private and mature garden with laid lawn, stoned

borders, paved patio area.

Garage - single garage with manual up and over door, electricity and lighting

MONEY LAUNDERING REGULATIONS -

1. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered as approximate measurements.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Marble Property Services has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Marble Property Services has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

Floor Plan

GROUND FLOOR

APPROX. 43.3 SQ. METRES (465.9 SQ. FEET)



FIRST FLOOR

APPROX. 36.1 SQ. METRES (388.7 SQ. FEET)



GARAGE

APPROX. 14.7 SQ. METRES (158.5 SQ. FEET)



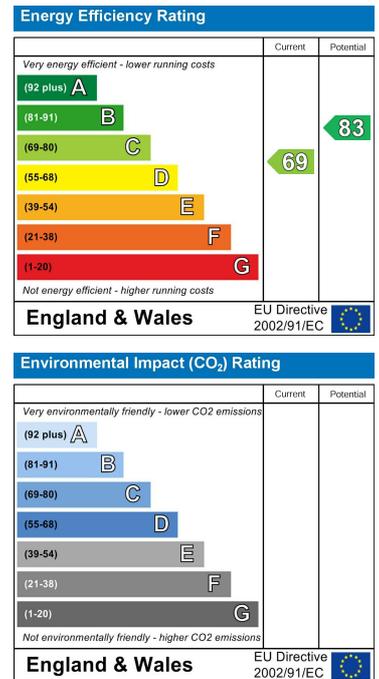
TOTAL AREA: APPROX. 94.1 SQ. METRES (1013.1 SQ. FEET)

Outbuildings/Garage approx 12.09 SQ Meters in total
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.