

HoldenCopley

PREPARE TO BE MOVED

The Downs, Silverdale, Nottinghamshire NG11 7EA

Guide Price £300,000

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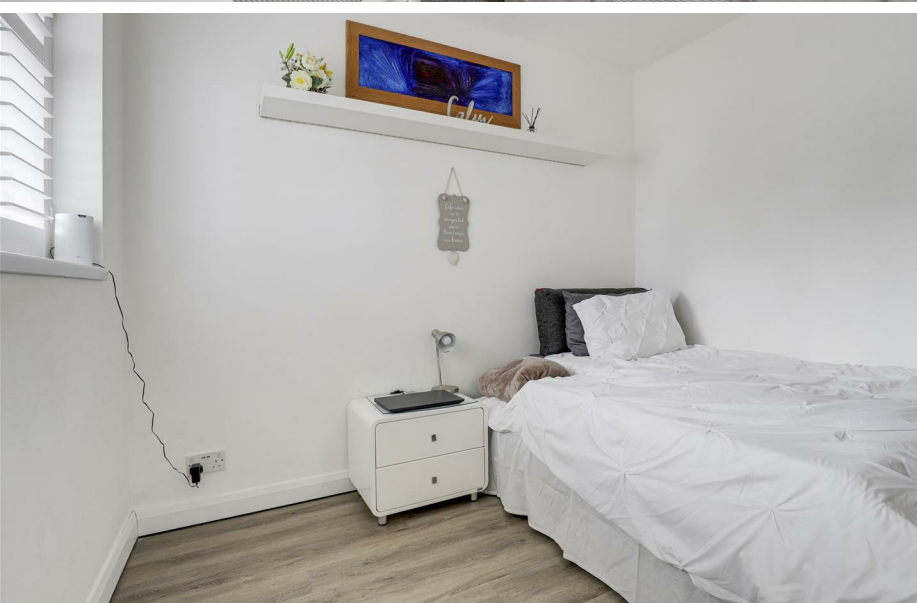
GUIDE PRICE £300,000 - £325,000

LOCATION LOCATION LOCATION...

Nestled in a sought-after location, this stunning three-bedroom semi-detached bungalow offers deceptively spacious and well presented accommodation, making it an ideal choice for family buyers looking to move straight in. Situated within close proximity to local amenities, including convenient shops, excellent transport links, and top-rated school catchments. The home opens with a porch and a entrance hall, leading to a modern, fully fitted kitchen, complete with high-quality integrated appliances. A spacious living room offers a welcoming area for relaxation, while the separate conservatory, bathed in natural light and featuring a striking large roof lantern, provides an additional versatile space perfect for entertaining or unwinding. A separate utility room, accessed from the rear, adds practical convenience. The property boasts three generously sized bedrooms, one of which benefits from a private en-suite bathroom, while the remaining rooms are served by a sleek, contemporary three-piece family bathroom suite. Loft access further enhances the versatility of the property with additional storage potential. Externally, the bungalow continues to impress with a well-maintained driveway to the front, offering off-road parking, and a private rear garden designed for outdoor enjoyment. The garden features a mix of patio for alfresco dining, a manicured lawn, and a practical shed for storage. Offering modern living in a prime location, this home is an opportunity not to be missed.

MUST BE VIEWED





- Semi Detached Bungalow
- Three Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen
- Conservatory With A Roof Lantern
- Three Piece Bathroom Suite & En-Suite
- Utility Room Accessed From The Rear
- Off-Road Parking
- Private Rear Garden
- Must Be Viewed





ACOMMODATION

Porch

The porch has UPVC double-glazed obscure windows to the side elevations, oak flooring and a single composite door providing access into the accommodation.

Entrance

The entrance has oak flooring, a built-in cupboard and a vertical column radiator.

Kitchen

15'5" x 8'7" (4.71m x 2.62m)

The kitchen has a range of fitted base and wall units with worktops, an integrated oven, fridge and microwave, a gas hob with an extractor fan, space and plumbing for a dishwasher and a washing machine, space for a tumble dryer, a stainless steel sink with a drainer and swan neck mixer tap, wood-effect flooring, a vertical radiator, recessed spotlights, a UPVC double-glazed window to the side elevation, a further UPVC double-glazed window to the front elevation with bespoke fitted shutters and a single UPVC door providing access out to the garden.

Living Room

18'8" x 12'6" (5.71m x 3.83m)

The living room has a UPVC double-glazed bow window with bespoke fitted shutters to the front elevation with recessed spotlights and LED lighting, oak flooring, a column radiator, a vertical column radiator and an inset feature fireplace.

Hall

The hall has oak flooring, a built-in cupboard, a recessed spotlight and access into the loft.

Bedroom Three

8'8" x 7'8" (2.66m x 2.35m)

The third bedroom has a UPVC double-glazed window with bespoke fitted shutters to the side elevation, wood-effect flooring and a column radiator.

Bathroom

8'9" x 4'11" (2.67m x 1.51m)

The bathroom has a low level concealed dual flush W/C, a wash basin with fitted storage, a fitted panelled bath with a mains-fed over the head rainfall shower, a hand-held shower and a glass shower screen, wood-effect flooring, partially tiled walls, an electric shaving point in the wall-mounted mirrored cabinet, a vertical column radiator, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window with fitted shutters to the side elevation.

Master Bedroom

14'7" x 9'3" (4.45m x 2.84m)

The main bedroom has carpeted flooring, a vertical column radiator, built-in mirrored wardrobes and UPVC double French doors providing access into the conservatory.

Conservatory

8'4" x 8'1" (2.55m x 2.47m)

The conservatory has UPVC double-glazed windows to the side and rear elevation, wood-effect flooring, a radiator, a roof lantern and UPVC double French doors providing access out to the garden.

Hall

The hall has oak flooring, a radiator, recessed spotlights and a single UPVC door providing access out to the garden.

Bedroom Two

14'4" x 9'5" (4.37m x 2.88m)

The second bedroom has UPVC double-glazed windows with fitted shutters to the front and rear elevations, wood-effect flooring, a vertical column radiator, recessed spotlights, LED lighting and access into the en-suite.

En-Suite

5'7" x 4'4" (1.71m x 1.33m)

The en-suite has a low level flush W/C, a pedestal wash basin, a fitted shower enclosure with a mains-fed over the head rainfall shower with a hand-held shower, tiled flooring and walls, a column radiator, an electric shaving point, recessed spotlights and an extractor fan.

Utility Room

6'11" x 6'3" (2.11m x 1.92m)

The utility room has fitted base and wall units with worktops and a breakfast bar, a stainless steel sink with a drainer, space and plumbing for a washing machine, wood-effect flooring, a radiator, an extractor fan and recessed spotlights.

OUTSIDE

Front

To the front of the property is a garden with an artificial lawn and various plants, an external power socket, a driveway and iron gates providing access to the rear.

Rear

To the rear of the property is a private garden with a fence panelled boundary, courtesy lighting, an outdoor tap, an external power socket, a patio, a lawn and a shed.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Openreach, Virgin Media
- Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)
- Phone Signal – All 4G, most 3G & 5G available
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Low risk of flooding
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

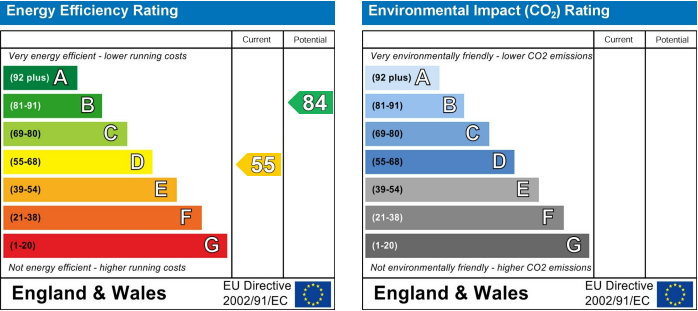
Council Tax Band Rating - Nottingham City Council - Band C
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.

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