

HoldenCopley

PREPARE TO BE MOVED

Ashwick Close, Silverdale, Nottinghamshire, NG11 7EZ

Guide Price £280,000 - £300,000

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BEAUTIFULLY PRESENTED THROUGHOUT...

Nestled at the top of a peaceful cul-de-sac in the sought-after Silverdale location, this beautifully presented three-bedroom semi-detached house is an ideal family home. Recently redecorated and refurbished throughout, the property is move-in ready and boasts a blend of modern comfort and practical living. The ground floor features a spacious living room, a contemporary fitted kitchen with space for dining or a study area, a W/C, and a stunning sunroom that invites natural light. Upstairs, three good-sized bedrooms are serviced by a fully tiled, stylish bathroom suite. Externally, the property offers ample off-road parking with a driveway leading to a detached modern garage with a workshop, while the private enclosed rear garden provides a tranquil outdoor retreat. Situated close to excellent commuting links via the A52, local amenities including the River Trent and recreation grounds, and convenient transport options such as tram stops, this home is perfectly positioned for a growing family.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen
- Sun Room With Underfloor Heating
- Ground Floor W/C
- Fully Tiled Bathroom Suite
- Driveway & Large Garage / Workshop
- Fantastic Sized Garden
- Cul-De-Sac Location





GROUND FLOOR

Living Room

16*7" x 12*7" (5.07 x 3.84)

The living room has wood-effect flooring, carpeted stairs,an in-built under-stair cupboard, recessed spotlights, a radiator, a vertical radiator, a TV point, a recessed chimney breast alcove, a UPVC double-glazed window to the front elevation, a full height UPVC double-glazed obscure window, and a single composite door providing access into the accommodation.

Kitchen

16*7" x 8*0" (5.08 x 2.44)

The kitchen has a range of fitted gloss base and wall units with worktops, a sink with a pull-out swan neck mixer tap and drainer, an integrated double oven with an induction hob, extractor fan and splashback, space and plumbing for a washing machine, space for a tumble-dryer/dishwasher, space for a fridge freezer, space for a dining / study area, wood-effect flooring, a, recessed spotlights, UPVC double-glazed windows to the side and rear elevation, and double French doors opening into the sun room.

W/C

This space has a low level flush W/C, and a UPVC double-glazed obscure window.

Sun Room

14*1" x 7*11" (4.30 x 2.43)

The sun room has tiled flooring with underfloor heating, a half-vaulted glass ceiling, wall-light fixtures, UPVC double-glazed windows to the side and rear elevation, and double French doors to the rear garden.

FIRST FLOOR

Landing

5*8" x 3*4" (1.75 x 1.03)

The landing has carpeted flooring, recessed spotlights, a UPVC double-glazed obscure window to the side elevation, access to the loft via a ladder, and provides access to the first floor accommodation.

Master Bedroom

10*11" x 9*11" (3.35 x 3.03)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, and a radiator.

Bedroom Two

9*10" x 9*10" (3.01 x 3.00)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, and a radiator.

Bedroom Three

7*10" x 6*4" (2.41 x 1.95)

The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, and a radiator.

Bathroom

6*8" x 6*4" (2.05 x 1.94)

The bathroom has a low level dual flush W/C, a vanity unit wash basin with fitted storage underneath and a wall-mounted mirror, a panelled bath with an overhead twin-rainfall shower and a shower screen, floor-to-ceiling tiles, a heated towel rail, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a block-paved driveway with courtesy lighting, a gravelled area, various plants, with access into the garage.

Rear

To the rear of the property is a large private enclosed garden with a lawn, various plants and shrubs, a greenhouse, a bespoke built ground-level treehouse, a shed, access into the garage / workshop, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast available - 1000 Mbps (download) 100 Mbps (upload)
Phone Signal - Mostly 4G / 5G coverage
Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Central Heating – Connected to Mains Supply
Septic Tank – No
Sewage – Mains Supply
Flood Risk Area - Low Risk
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

DISCLAIMER

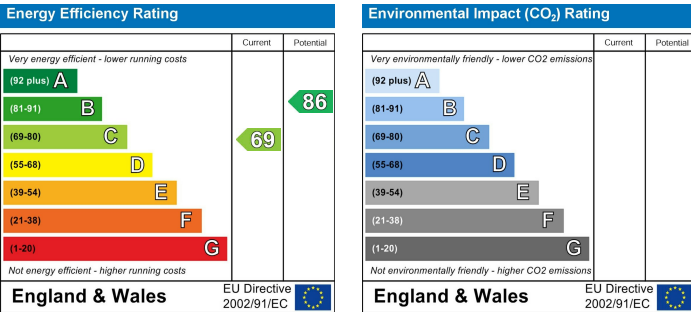
Council Tax Band Rating - Nottingham City Council - Band C
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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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