

# HoldenCopley

PREPARE TO BE MOVED

Stanthorne Close, Silverdale, Nottinghamshire NG11 7DU

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£300,000

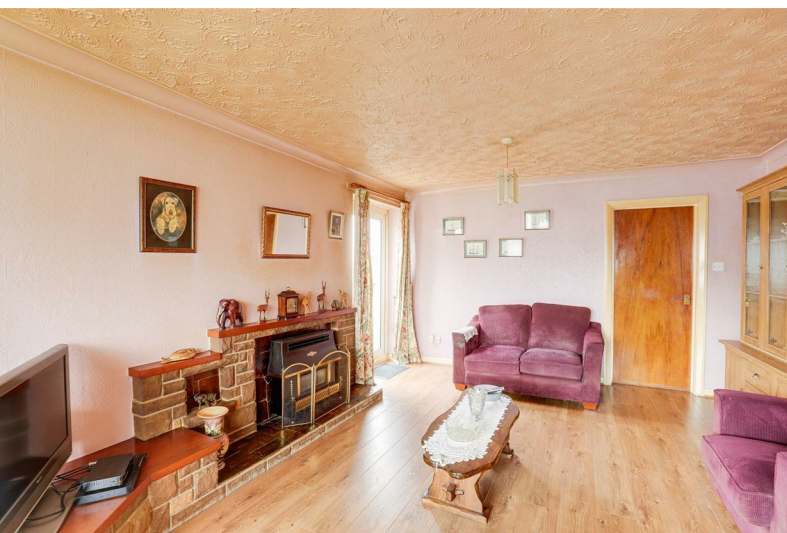
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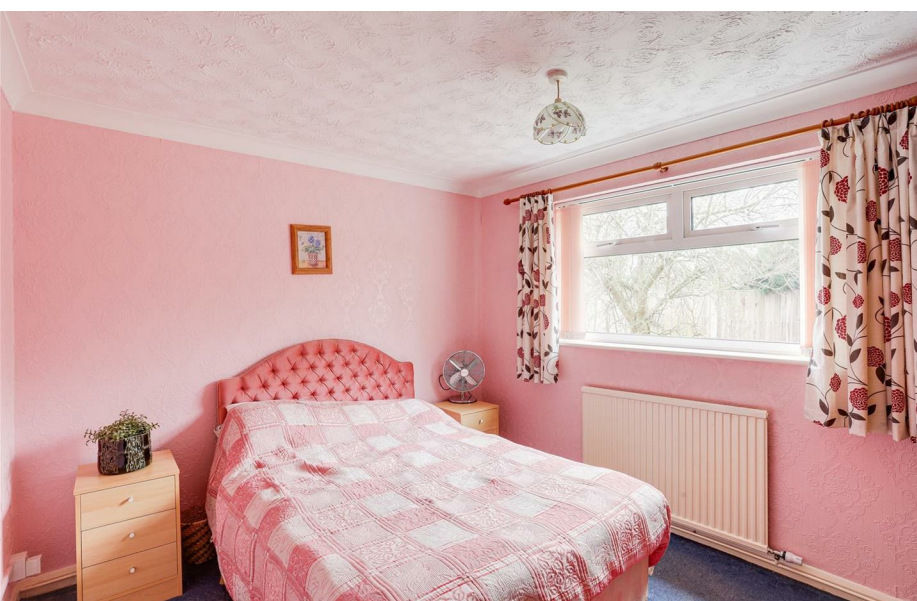


## NO UPWARD CHAIN...

Nestled in a sought-after location, this deceptively spacious three-bedroom detached bungalow offers a fantastic opportunity for a downsizer or anyone looking to personalise and create their ideal home. Situated within close proximity to a range of local amenities, including shops, excellent transport links, and top-rated school catchments, the property boasts both convenience and potential. The ground floor features a porch leading into an entrance hall, a generously sized living room perfect for relaxation, and a well-appointed fitted kitchen/diner offering ample space for cooking and dining. There are three well-proportioned bedrooms, along with a modern shower room for added comfort. Externally, the property benefits from a gated driveway offering off-street parking, along with an attached garage featuring a separate external access door, making it a versatile space for parking, storage, or potential conversion into a utility room, home office, or additional living space. This is complemented by a front garden featuring a neatly maintained lawn and mature shrubs. To the rear, the garden is a private retreat, featuring patio areas, a lawn, pebbled sections, mature shrubs and trees, a glazed aluminium-frame greenhouse, a wooden shed, and a convenient outdoor tap. With its desirable location and ample scope for modernisation, this bungalow presents an excellent opportunity to create a truly special home.

## MUST BE VIEWED





- Detached Bungalow
- Three Bedrooms
- Spacious Reception Room
- Fitted Kitchen Diner
- Shower Room
- Driveway & Garage
- Private Enclosed Rear Garden
- Sought After Location
- No Upward Chain
- Must Be Viewed





## ACCOMMODATION

### Porch

15'4" x 2'3" (4.68m x 0.69m)

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

### Entrance Hall

8'8" x 3'11" (2.66m x 1.20m)

The entrance hall has wood-effect flooring, a built-in cupboard, coving and a single UPVC door.

### Kitchen/Diner

18'10" max x 8'9" (5.76m max x 2.69m)

The kitchen/diner has a range of fitted base and wall units with worktops, space for a freestanding cooker, a stainless steel sink with a drainer, space and plumbing for a washing machine, space for an under the counter fridge and freezer, tile-effect flooring, partially tiled walls, a wall-mounted boiler, UPVC double-glazed windows to the front and side elevations and a single UPVC door providing side access.

### Living Room

18'9" max x 12'8" (5.74m max x 3.87m)

The living room has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator, a fireplace with a brick surround, a hearth and side shelving, coving and UPVC double French doors providing side access.

### Hall

8'4" max x 3'10" (2.56m max x 1.17m)

The hall has wood-effect flooring, coving and access into the loft via a drop-down ladder.

### Master Bedroom

13'1" x 10'6" (3.99m x 3.22m)

The main bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, two built-in wardrobes with over the head cupboards and coving.

### Bedroom Two

11'1" x 9'9" (3.38m x 2.99m)

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

### Bedroom Three

8'2" x 8'4" (2.49m x 2.55m)

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

### Shower Room

9'3" x 5'0" (2.83m x 1.54m)

The shower room has a low level flush W/C, a pedestal wash basin, a fitted shower enclosure with an electric shower and waterproof panelling, tiled flooring, a radiator, tiled walls and a UPVC double-glazed obscure window to the side elevation.

### Garage

16'3" x 8'4" (4.96m x 2.55m)

## OUTSIDE

### Front

To the front is a driveway which is accessed via an iron gate, a lawn, mature shrubs and a single wooden gate providing rear access.

### Rear

To the rear is a private garden with a fence panelled boundary, patio areas, a lawn, pebbled areas, mature shrubs and trees, a glazed aluminium frame greenhouse, a wooden shed and an outdoor tap.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

Phone Signal – All 4G, most 5G, some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Medium 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.

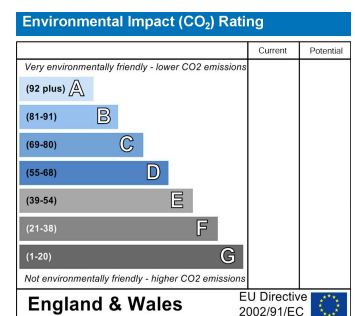
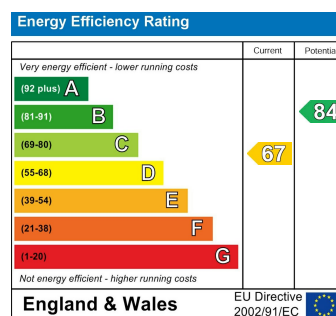
The vendor has advised the following:

Property Tenure is Freehold

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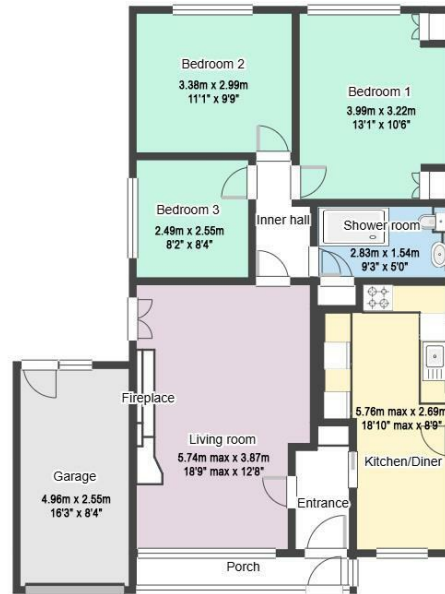
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All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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