

HoldenCopley

PREPARE TO BE MOVED

Grazingfield, Silverdale, Nottinghamshire NG11 7FN

Guide Price £300,000

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GUIDE PRICE £300,000 - £325,000

POPULAR LOCATION...

This spacious three-bedroom detached bungalow is located in a popular part of Silverdale, close to a range of local amenities and good transport links. The property offers well-balanced accommodation including a large kitchen diner, two generous reception rooms, a separate study, and a modern three-piece bathroom suite. All three bedrooms are a good size, and the layout provides flexibility for families or downsizers. To the front, there's a driveway providing off-road parking for up to three vehicles, while to the rear is a generously sized enclosed garden with a patio seating area, a lawn, and a gravelled section surrounded by mature plants, shrubs and trees. The property is fully double glazed with gas central heating and offers a great opportunity for buyers looking for comfortable, single-level living in a well-connected location.

MUST BE VIEWED!





- Detached Bungalow
- Three Bedrooms
- Two Reception Rooms & Study
- Modern Kitchen Diner
- Three-Piece Bathroom Suite
- Driveway & Garage
- Enclosed Rear Garden
- Spacious Accommodation
- Popular Location
- Must Be Viewed





ACCOMMODATION

Kitchen Diner

11*3" x 18*11" (3.45m x 5.78m)

The kitchen diner has a range of fitted base and wall units with rolled edge worktops, a stainless steel sink with a drainer and a mixer tap, an integrated oven, gas ring hob, space and plumbing for a washing machine, dishwasher and fridge, partially tiled walls, an extractor fan, ceiling coving, recessed spotlights, a radiator, tiled flooring, an in-built storage cupboard, three UPVC double-glazed windows to the side and front elevations and a single UPVC door providing access into the accommodation.

Living Room

17*5" x 12*10" (5.31m x 3.92m)

The living room has vinyl flooring, two radiators, ceiling coving and two UPVC double-glazed windows to the side elevation.

Hall

The hall has vinyl flooring, ceiling coving, recessed spotlights, an in-built cupboard, partially panelled walls and access to the loft.

Master Bedroom

10*7" x 13*1" (3.23m x 4.01m)

The main bedroom has exposed wooden flooring, a radiator, ceiling coving, recessed spotlights and a UPVC double-glazed window to the side elevation.

Bedroom Two

7*11" x 9*9" (2.43m x 2.99m)

The second bedroom has vinyl flooring, a radiator, ceiling coving and a UPVC double-glazed window to the side elevation.

Bedroom Three

8*0" x 8*4" (2.44m x 2.56m)

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

Bathroom

9*4" x 4*11" (2.85m x 1.50m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with an electric shower fixture, a radiator, tiled walls, vinyl flooring, an in-built cupboard and a UPVC double-glazed obscure window to the side elevation.

Sitting Room

9*5" x 14*10" (2.88m x 4.54m)

The sitting room has vinyl flooring, a radiator, a UPVC double-glazed window to the side elevation and double French doors opening out to the rear garden.

Study

7*1" x 8*11" (2.16m x 2.72m)

The study has vinyl flooring, a radiator and a UPVC double-glazed window to the side elevation.

OUTSIDE

Front

To the front of the property is a gravelled driveway providing off-road parking, access to the garage, gated access to the rear garden, fence panelling and brick-wall boundaries.

Garage

9*0" x 19*1" (2.75m x 5.82m)

The garage has courtesy lighting, power supply, two UPVC double-glazed windows to the front and rear elevations and a single UPVC door providing access,

Rear

To the rear of the property is an enclosed garden with a decked seating area, a lawn with a gravel border, mature plants, shrubs & trees, a shed and fence panelling boundaries.

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

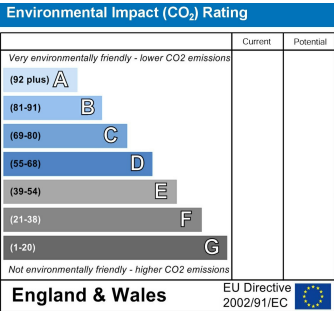
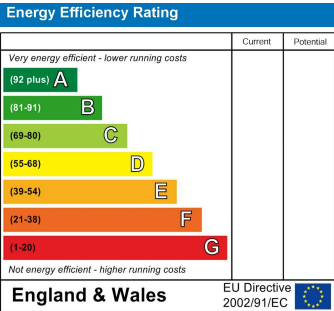
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

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 Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps
- Phone Signal – Good coverage of Voice, 4G & 5G
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years - The government website states this is a medium risk flood area.
- Flood Defenses – No
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No



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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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