

HoldenCopley

PREPARE TO BE MOVED

Silverdale, Stapleford, Nottinghamshire NG9 7EX

£325,000

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NO UPWARD CHAIN...

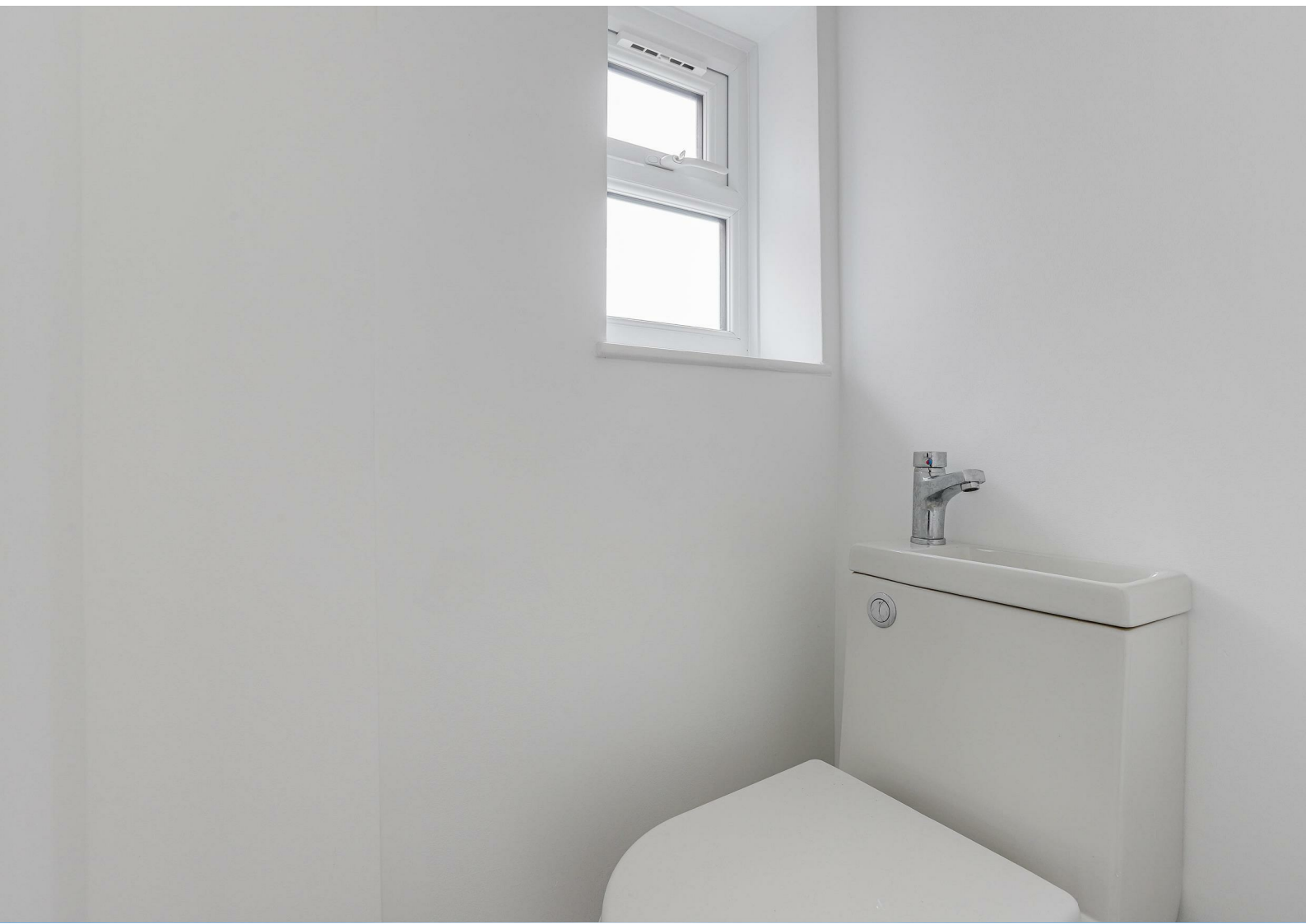
This fully renovated three-bedroom detached house in Stapleford is the epitome of move-in readiness, featuring a newly fitted kitchen and bathroom, new flooring, and numerous other updates. Conveniently located near the A52 for easy commuting, it is also close to various schools and local amenities. The ground floor welcomes you with a porch and entrance hall, leading to a W/C and a spacious living room. The heart of the home is the contemporary fitted kitchen, complete with modern units, a breakfast bar, a dining area, and a pantry, providing a perfect blend of style and functionality. Upstairs, the first floor comprises three well-appointed bedrooms, all serviced by a sleek, modern bathroom suite. Outside, the property offers a driveway at the front for convenient parking and a private, enclosed low-maintenance garden at the rear, ideal for relaxation and outdoor activities. This home is perfectly prepared for you to drop your bags and settle in.

MUST BE VIEWED





- Refurbished Detached House
- Three Bedrooms
- Modern Fitted Kitchen Diner With Pantry
- Spacious Living Room
- Ground Floor W/C
- Three-Piece Bathroom Suite
- Low Maintenance Garden
- Driveway For Two Cars
- Close To Commuting Links
- Must Be Viewed





GROUND FLOOR

Porch

The porch has a UPVC double-glazed window to the front and side elevation and a single composite door providing access into the accommodation.

Entrance Hall

The entrance hall has a radiator, carpeted stairs, and a single UPVC door via the porch.

W/C

This space has a 2-in-1 W/C and wash basin, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

Living Room

12'6" x 11'10" (max) (3.83m x 3.63m (max))

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

Kitchen / Diner

18'3" x 10'5" (max) (5.58m x 3.20m (max))

The kitchen has a range of fitted base and wall units with worktops and a breakfast bar, a composite sink with a movable swan neck mixer tap and drainer, an integrated oven, a four-ring gas hob with an angled extractor fan and splashback, an integrated fridge freezer, space and plumbing for a washing machine, recessed spotlights, a feature pendant light over the breakfast bar, space for a dining table, a radiator, access into the pantry, a UPVC double-glazed window to the rear elevation, a single composite door with a stained-glass insert providing side access, and double French doors opening out to the rear garden.

Pantry

The pantry has a wall-mounted consumer unit and a UPVC double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

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

Bedroom One

12'2" x 11'6" (max) (3.72m x 3.51m (max))

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

Bedroom Two

10'11" x 9'11" (3.33m x 3.04m)

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

Bedroom Three

8'0" x 7'10" (2.44m x 2.40m)

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

Bathroom

6'9" x 6'5" (max) (2.08m x 1.97m (max))

The bathroom has a concealed dual flush W/C, a vanity unit wash basin with fitted storage, a panelled bath with an overhead rainfall shower and a handheld shower fixture, a shower screen, a chrome heated towel rail, partially tiled walls, tiled flooring, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

To the front of the property is a driveway for multiple cars, a lawned area, and gated access to the rear garden.

Rear

To the rear is a private enclosed low maintenance garden with paved patio, hard-standing for a shed, fence panelled boundaries, and gated access.

ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media
 Broadband Speed - Ultrafast available - 1000 Mbps - download / 220 Mbps - upload
 Phone Signal – Mostly good coverage for 3G / 4G / 5G
 Electricity – Mains Supply
 Water – Mains Supply
 Heating – Gas Central Heating – Connected to Mains Supply
 Septic Tank – No
 Sewage – Mains Supply
 Flood Risk – very low risk of surface water flooding / very low risk of flooding from rivers and the sea
 Non-Standard Construction – No
 Any Legal Restrictions – N/A
 Other Material Issues – N/A

DISCLAIMER

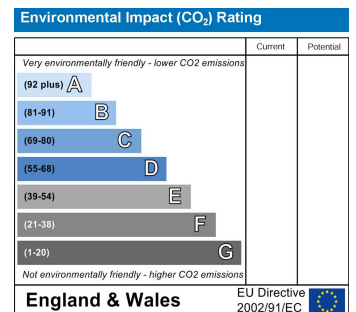
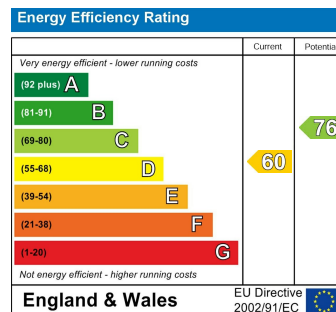
Council Tax Band Rating - Broxtowe Borough Council - Band C
 This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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.





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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0115 8963 699

30 Market Place, Long Eaton, NG10 1LT

longeatonoffice@holdencopley.co.uk

www.holdencopley.co.uk