



1 Wain Grove,
Silverdale, NG11 7ED

TJ
THOMAS
JAMES

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This extended detached home, provides versatile and spacious accommodation, that will suit a busy family!

Arranged over two floors, the accommodation includes an entrance hall, a living room, a kitchen/diner, a garden room/bedroom four with an en-suite shower room, and bi-fold doors opening to the garden, plus a utility room and a cloakroom/wc on the ground floor, with the first floor landing giving access to three bedrooms, and the fitted family bathroom.

Benefiting from gas central heating and double glazing, this well presented home occupies a good size corner plot, with attractive established gardens to three sides, with a south facing rear garden and off road parking for up to three vehicles.

Conveniently situated for access to the Queens Medical Centre, East Midlands Airport and East Midlands Parkway train station, the property is also within easy reach of Nottingham City Centre and a wealth of local facilities.

Viewing is recommended.

Guide Price £375,000





ACCOMMODATION

The composite entrance door opens to the entrance hall. From here, the stairs rise to the first floor, there is tiled flooring, and doors into the cloakroom/wc, and the living room.

The living room has a bay window to the front, an under stairs storage cupboard, and glazed panelled doors opening into the kitchen/diner.

Fitted with a range of wall and base units with wood work surfaces over, the kitchen/diner has a one and a half bowl sink and drainer unit with a mixer tap over, space and plumbing for a dishwasher, space for a fridge/freezer, plus a built in electric oven, and a gas hob with an extractor hood over. A door leads from the kitchen/diner to the garden room/bedroom four.

The garden room/bedroom four has Velux windows, a door into the utility room, a further door to the modern fitted en-suite shower room, and bi-fold doors opening to the rear garden.

The useful utility room has space for two appliances, storage cupboards, and houses the combination boiler.

On reaching the first floor, the landing has a loft access hatch, and doors into three bedrooms (one with a shelved storage cupboard, one with an over stairs storage cupboard), and the family bathroom, which is fully tiled and fitted with a three piece suite.

OUTSIDE

The property occupies a good size corner plot, with gardens to the three sides, and mature hedged and fenced boundaries.

At the front of the property the gardens are laid to lawn, with planted shrubs, and a pathway to the entrance door. The driveway and hard standing area provide off road parking, and give double gated access to the south facing rear garden.

The rear garden includes two patio seating areas, a lawned area, mature shrubs, an established tree, and raised flower beds with sleeper style borders. The garden also houses a shed and SUMMER HOUSE (of wood construction, with an external light, power and lighting connected, UPVC doubled glazed windows and French doors).

Council Tax Band

Council Tax Band C. Nottingham City Council.

Amount Payable 2024/2025 £2,248.61.

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.



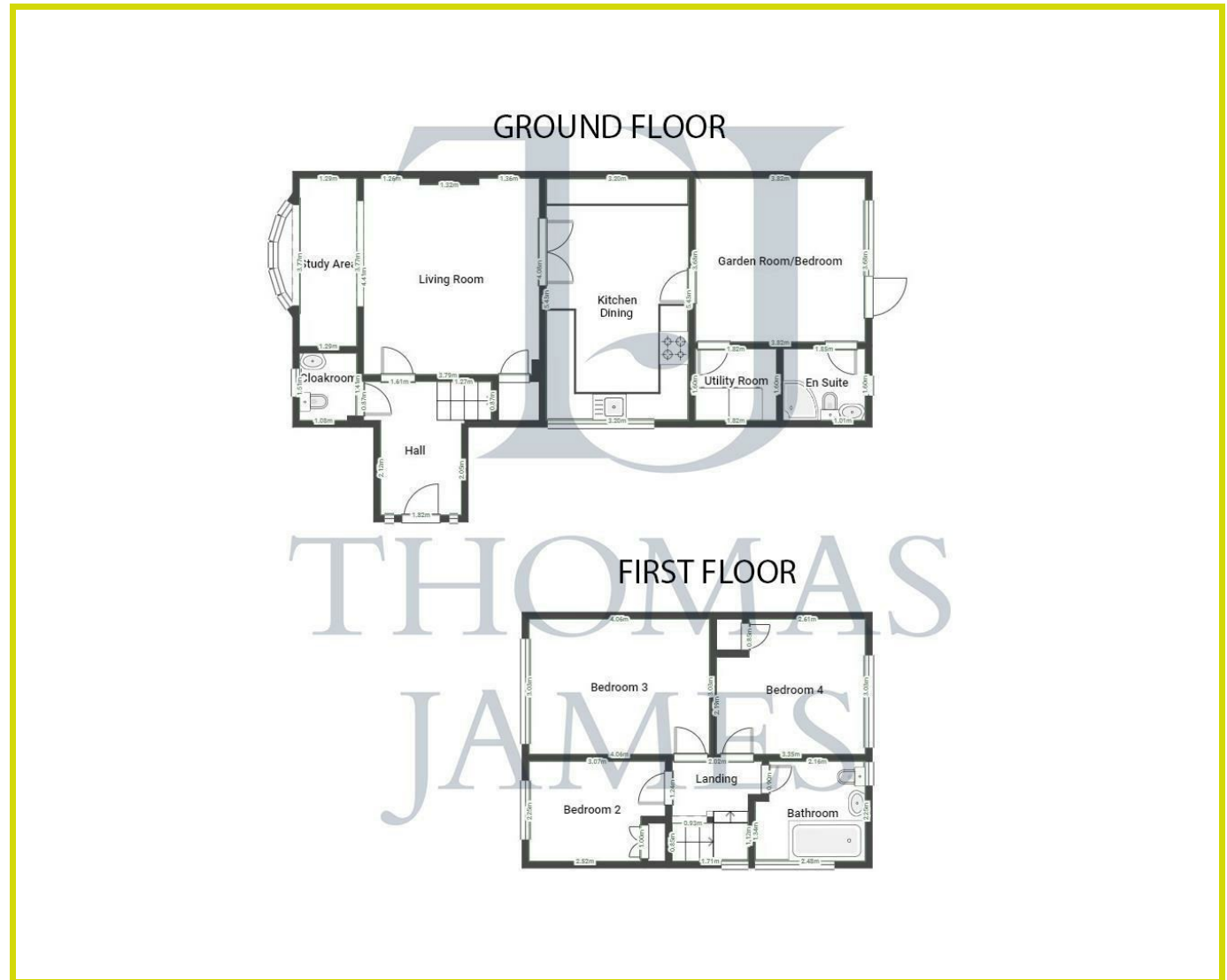
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MONEY LAUNDERING

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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