



12 Somerton Avenue

Silverdale | NG11 7FD | Guide Price £350,000

ROYSTON
& LUND

- Guide Price £350,000
- Three Generously Sized Bedroom
- Modern Kitchen
- Generous Plot
- EPC Rating D
- Detached Family Home In Silverdale
- Three Reception Rooms
- Ground Floor Shower Room - First Floor Bathroom With Separate WC
- Freehold
- Council Tax Band TBC





Guide Price £350,000 *No Chain*

Royston & Lund are pleased to present this property located in the charming Somerton Avenue in Silverdale. This detached family house is a true gem waiting to be discovered. Boasting three generously sized bedrooms, this property offers ample space for a growing family or those who love to entertain guests. Silverdale, Nottingham offers a primary school, local shops, a community center, parks, a library, healthcare services, and public transport links.



As you step inside, you are greeted the entrance hall which gives access to the accommodation on both floors including a ground floor WC. There is the benefit of three reception rooms! The lounge is perfect for cosy evenings, the dining area is ideal for hosting and the office/playroom provides a versatile space for work or play. Lastly, there is a modern kitchen with fully fitted units, integrated appliances and sleek countertops.

With a ground floor shower room for added convenience and a first floor bathroom complete with a shower, wash basin, and a separate WC, this property has everything you need for comfortable living.

The rear garden features a sheltered patio space where you can enjoy al fresco dining, lush lawn, sheds for storage, and various plants and shrubs. To the front there is a driveway for up to two vehicles.

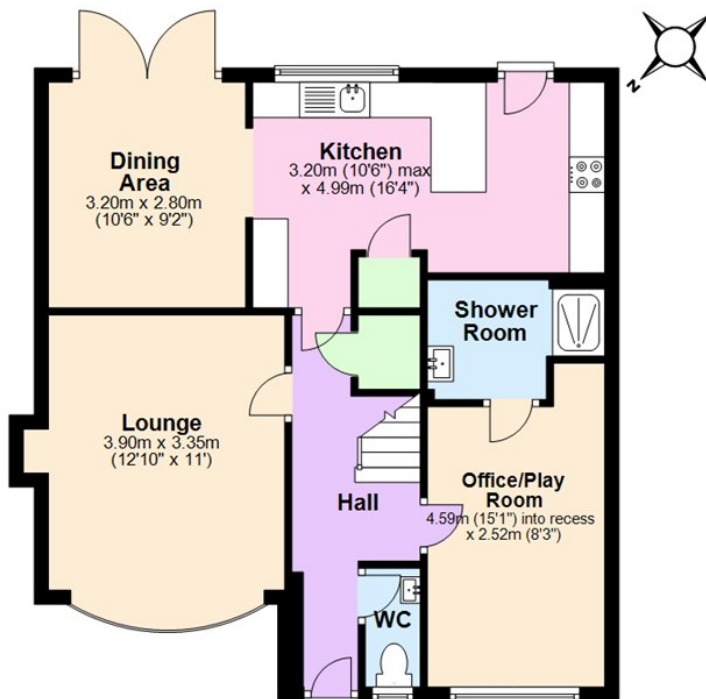


EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

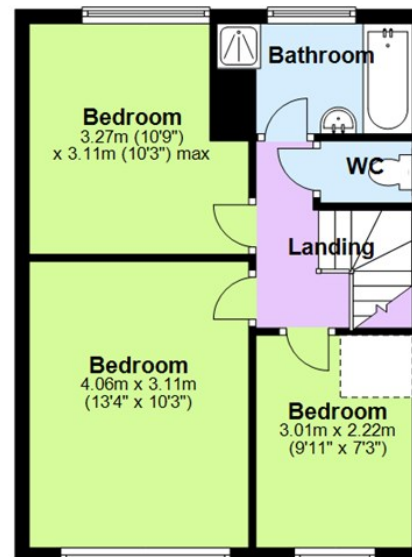
Ground Floor

Approx. 63.5 sq. metres (683.2 sq. feet)



First Floor

Approx. 39.7 sq. metres (427.6 sq. feet)



Total area: approx. 103.2 sq. metres (1110.8 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

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