Superior Homes

ROYSTON & LUND



3 Silverhow Close

West Bridgford | NG2 6ST

£625,000

A well-appointed, immaculately presented four-bedroom detached house positioned down a quiet cul-de-sac in Gamston. Boasting ample off-street parking via a double driveway, a southerly-facing garden and spacious reception rooms, all within a short distance of numerous amenities, including West Bridgford's Central Avenue. This property makes an excellent family home.

The ground floor showcases an entrance hallway which leads into the living room to the right-hand side, the kitchen to the rear, a ground floor WC and stairs to the first floor.

The living room is a generous size and benefits from a large square bay window to the front elevation, flooding the room with natural light, complemented by a bespoke unit and recessed TV mount. The living room grants access into the open-plan kitchen and dining space. The kitchen has been gloriously extended to the side, forming access into an office, which was once a single garage, and a utility room to the rear. High-quality base and wall units with a breakfast bar house top-of-the-range integrated appliances, such as a double eye-level oven, hob and extractor hood, along with a dishwasher, built-in fridge freezer and the all-important underfloor heating. The dining area offers more than enough room for family and friends, whilst providing an opening into the lovely pitched-roof sun lounge to the rear aspect, featuring two skylights, a large rear window and full-width bi-fold doors to the rear garden.

To the first floor, there are four well-proportioned double bedrooms. The master bedroom benefits from built-in wardrobe space and its own modern en-suite shower room. Bedrooms two and three also offer built-in cupboard space. The separate family bathroom is a tiled three-piece suite consisting of a bath with a shower overhead, along with a washbasin and WC.











- Proudly Presented By Royston & Lund
- Four Bedroom Detached Family Home
- Immaculately Presented Throughout
- Gloriously Extended Creating A Lovely Kitchen And Adjoining Dining Room
- Sun Room To The Rear Aspect
- Downstairs Office, Utility And WC
- Ensuite And Family Bathroom
- Close By To Numerous Amenities And Excellent Transport Links
- In The Catchment Area For Well Regarded Schools
- EPC Rating - C /// Freehold - Council Tax Band - D



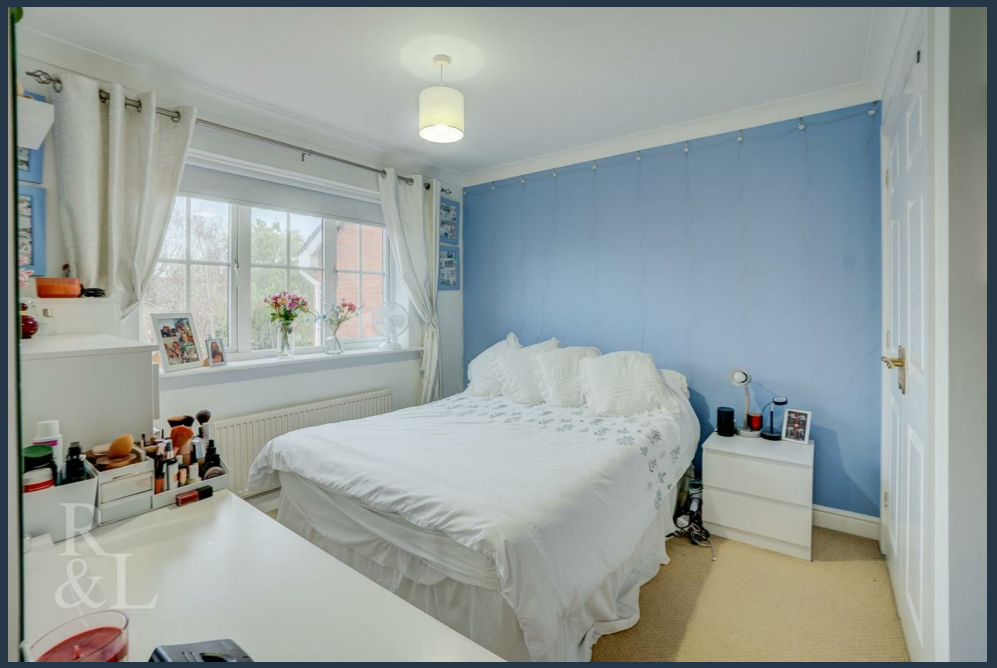


























To the front of the property, there is ample off-street parking via a double driveway and a half garage for additional storage needs.

The rear garden is a lovely south-westerly-facing suntrap during the summer months, featuring a lush lawn and stone seating areas, providing the perfect opportunity for outdoor relaxation and alfresco dining.

Ground Floor

Approx. 84.9 sq. metres (914.2 sq. feet)



First Floor

Approx. 61.3 sq. metres (659.4 sq. feet)



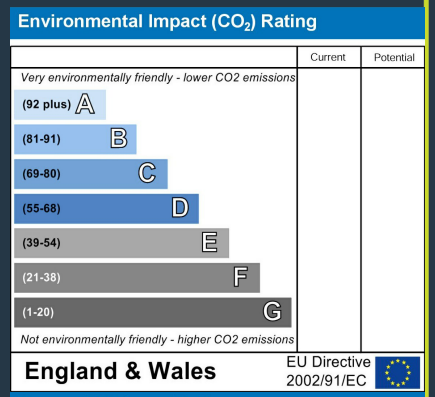
Total area: approx. 146.2 sq. metres (1573.6 sq. feet)

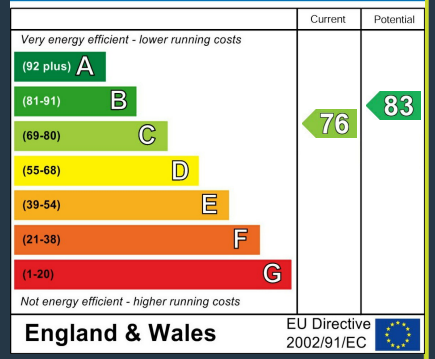
The Property Ombudsman

naea | propertymark PROTECTED

THE GUILD PROPERTY PROFESSIONALS

EPC





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