Robert Ellis

look no further...







A THREE BEDROOM DETACHED HOUSE.

Silverdale

Stapleford, Nottingham NG9 7EX

Asking Price £295,000 Freehold



Fully refurbished and modernised in 2023/2024 this three bedroom detached family house. is offered for sale with no chain and in a ready to move into condition.

Finished to a high standard throughout, with features ncluding a re-modelled and fully re-fitted open plan dining kitchen with built-in appliances, colour changing LED lighting, and USB charging sockets.

The program of modernisation included a re-wire and the installation of a new central heating system served from a combination boiler with a 10 year warranty (at the time of installation). There are uPVC double glazed windows/doors, and newly fitted interior doors to each room.

Further features of this property include a useful cloakroom/WC and a stylish family bathroom with high quality fittings and a sensor controlled LED illuminated mirror.

Externally, the property had new soffits, fascias and guttering, with ample off-street parking and easy to maintain rear gardens.

This family home is situated in a great location, ideal for families and commuters alike, as schools for all ages including Fairfield and George Spencer Academies are within walking distance and a short drive away can be found the A52, park and ride for the Nottingham Tram, ease of access to Nottingham, Derby and Junction 25 of the M1 motorway.





ENTRANCE PORCH
uPVC double glazed windows, composite double glazed front entrance door, uPVC double glazed door to hallway.

HALLWAY
Radiator, LED spotlights to ceiling, stairs to the first floor.

CLOAKS/WC
Housing a space saver WC and wash hand basin combination. Double glazed window.

LIVING ROOM
12'7" x 11'10" (3.84 x 3.63)
Contemporary LED ceiling light. Radiator, double glazed window to the front.

OPEN PLAN DINING KITCHEN
18'4" x 10'5" (5.6 x 3.20)
The kitchen area comprises contemporary fitted range of wall, base and drawer units with low profile square edge composite worktops and inset composite single bowl sink unit with single drainer. Built-in electric oven, gas hob and extractor hood over with glass black splashback. Plumbing and space for washing machine. Breakfast bar separating the kitchen area from the dining area. Concealed LED lighting to kitchen area, as well as LED lights to ceiling and feature industrial style lighting above breakfast bar. Understairs store cupboard, radiator, double glazed window to the rear. Composite double glazed side exit door, double glazed French doors leading to the rear garden.

FIRST FLOOR LANDING
Double glazed window, hatch to the loft, LED spotlights to the ceiling.

BEDROOM ONE
12'2" x 11'5" (3.72 x 3.50)
Radiator, contemporary LED ceiling lights, double glazed window to the front.

BEDROOM TWO
10'10" x 9'11" (3.32 x 3.03)
Radiator, feature LED ceiling lights, double glazed window to the rear.

BEDROOM THREE
8'0" x 7'10" (2.44 x 2.40)
Radiator, contemporary LED ceiling light, double glazed window to the rear.

BATHROOM
6'9" x 5'5" (2.07 x 1.67)
Incorporating a luxury three piece suite comprising Roca wall mounted wash hand basin within vanity unit, low flush WC with concealed cistern, bathtub with waterfall mixer taps and twin rose thermostat controlled shower system over, shower screen. Partially tiled walls, wall mounted mirror with touch free LED lighting, heated towel radiator, LED spotlights to ceiling, double glazed window.

OUTSIDE
To the front there is an area of garden laid to lawn, wrought iron railings to the front and side boundaries. Paved forecourt providing off-street parking and driveway running along the side of the house providing further off-street parking. This, in turn, leads to the rear of the garden where there is a concrete base suitable for garage and the rear garden to paving for ease of maintenance with gravel beds.



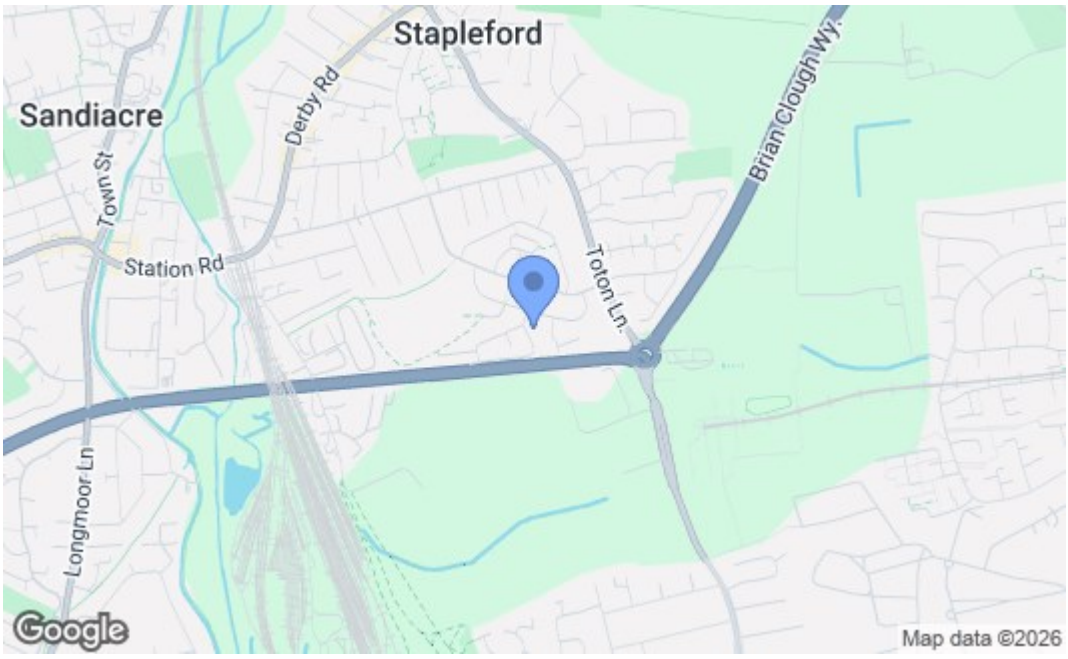


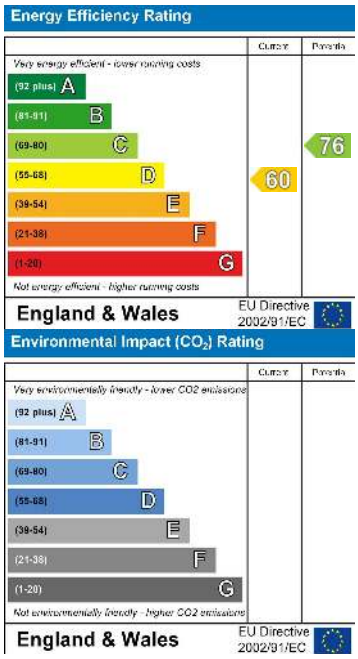












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.