

HoldenCopley

PREPARE TO BE MOVED

Stanthorne Close, Silverdale, Nottinghamshire NG11 7DU

Asking Price £300,000

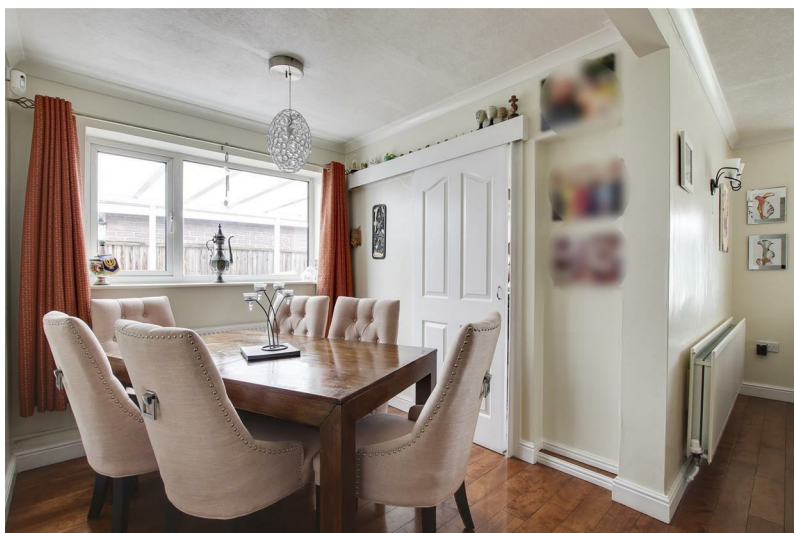
Stanthorne Close, Silverdale, Nottinghamshire NG11 7DU



SPACIOUS DORMER BUNGALOW...

This four bedroom semi-detached dormer bungalow has the winning combination of indoor and outdoor space whilst being presented to a high standard throughout, perfect for any growing families. Situated in a quiet and friendly cul-de-sac within close proximity to various local amenities including The River Trent, excellent transport and commuting links, Nottingham City Centre and great schools. To the ground floor is an entrance hall, two spacious reception rooms, a modern fitted kitchen and two good sized bedrooms serviced by a wet room. The first carries the additional two bedrooms serviced by a modern shower room. Outside to the front of the property is a driveway and a single garage providing ample off road parking and to the rear is a private enclosed garden benefiting from a brick built outhouse currently utilised as an office and storage space.

MUST BE VIEWED





- Semi-Detached Dormer Bungalow
- Four Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen
- Ground Floor Wet Room
- En-Suite To The Master
- Well Presented Throughout
- Driveway & Garage
- Private Enclosed Garden
- 360 Virtual Tour Available





GROUND FLOOR

Entrance Hall

5'2" x 4'3" (1.6 x 1.3)

The entrance hall has wooden flooring, a built-in cupboard and a UPVC double glazed door providing access into the accommodation

Living Room

13'1" x 21'11" (4.0 x 6.7)

The living room has wood effect flooring, a wall mounted radiator, coving to the ceiling, a feature fireplace with a decorative surround, a TV point, wall mounted light fixtures and a UPVC double glazed window to the front elevation

Dining Room

8'10" x 7'10" (2.7 x 2.4)

The dining room has wood effect flooring, a wall mounted radiator, coving to the ceiling, carpeted stairs and a UPVC double glazed window to the side elevation

Kitchen

15'8" x 8'10" (4.8 x 2.7)

The kitchen has tiled flooring, a range of fitted wall and base units with rolled edge worktops, a white ceramic sink with mixer taps and a drainer, partially tiled walls, space for a double oven, an integrated extractor hood, space for a fridge freezer, space and plumbing for a washing machine, two UPVC double glazed windows and a single door to the side elevation

Bedroom Three

12'5" x 10'5" (3.8 x 3.2)

The third bedroom has wood effect flooring, a wall mounted radiator and a UPVC double glazed window to the rear elevation

Wet Room

4'7" x 8'10" (1.4 x 2.7)

This space has a low level flush W/C, a heated towel rail, a vanity wash basin with storage, a wall mounted shower, tiled walls and a UPVC double glazed obscure window to the side elevation

Bedroom Four

9'10" x 12'9" (3.0 x 3.9)

The fourth bedroom has wood effect flooring, a wall mounted radiator, a built-in cupboard, two UPVC double glazed windows and a single door to the rear elevation

FIRST FLOOR

Landing

9'10" x 2'11" (3.0 x 0.9)

The landing has carpeted flooring and provides access to the first floor accommodation

Master Bedroom

12'9" x 19'4" (3.9 x 5.9)

The vendor has informed us that the loft has been converted. HoldenCopley have not seen sight of any paperwork to confirm this meets building regulations. Before entering into an agreement, it is the buyers responsibility to confirm with their solicitor that satisfactory checks have been made.

The main bedroom has carpeted flooring, a wall mounted radiator, fitted wardrobes, eaves storage, two UPVC double glazed windows to the rear elevation and provides access to the en-suite

En-Suite

6'10" x 7'6" (2.1 x 2.3)

The en-suite has wood effect flooring, a wall mounted radiator, a dual flush W/C, a vanity wash basin with storage, a shower enclosure with a wall mounted electric shower, a built-in cupboard, partially tiled walls and a circular obscure window to the side elevation

Bedroom Two

13'5" x 11'1" (4.1 x 3.4)

The vendor has informed us that the loft has been converted. HoldenCopley have not seen sight of any paperwork to confirm this meets building regulations.

Before entering into an agreement, it is the buyers responsibility to confirm with their solicitor that satisfactory checks have been made.

The second bedroom has carpeted flooring, a wall mounted radiator, eaves storage, a built-in cupboard and a UPVC double glazed window to the front elevation

OUTSIDE

Front

To the front of the property is a lawned garden, courtesy lighting, a block paved driveway and single garage providing ample off road parking

Rear

To the rear of the property is a private enclosed garden with a patio area, a lawn, courtesy lighting, a brick built out building housing the office and additional storage space, a pergola down the side of the property and panelled fencing

Office

8'2" x 8'2" (2.5 x 2.5)

The office space has carpeted flooring, two UPVC double glazed windows and a single door to the rear garden

Storage Room

8'2" x 8'2" (2.5 x 2.5)

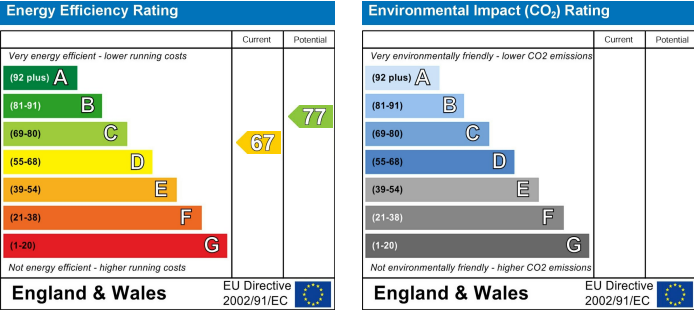
The storage room has wood effect flooring, a UPVC double glazed window and single door to the rear garden

DISCLAIMER

The vendor has informed us that the loft room has been converted. HoldenCopley have not seen sight of any paperwork to confirm this meets building regulations. Before entering into an agreement, it is the buyers responsibility to confirm with their solicitor that satisfactory checks have been made.

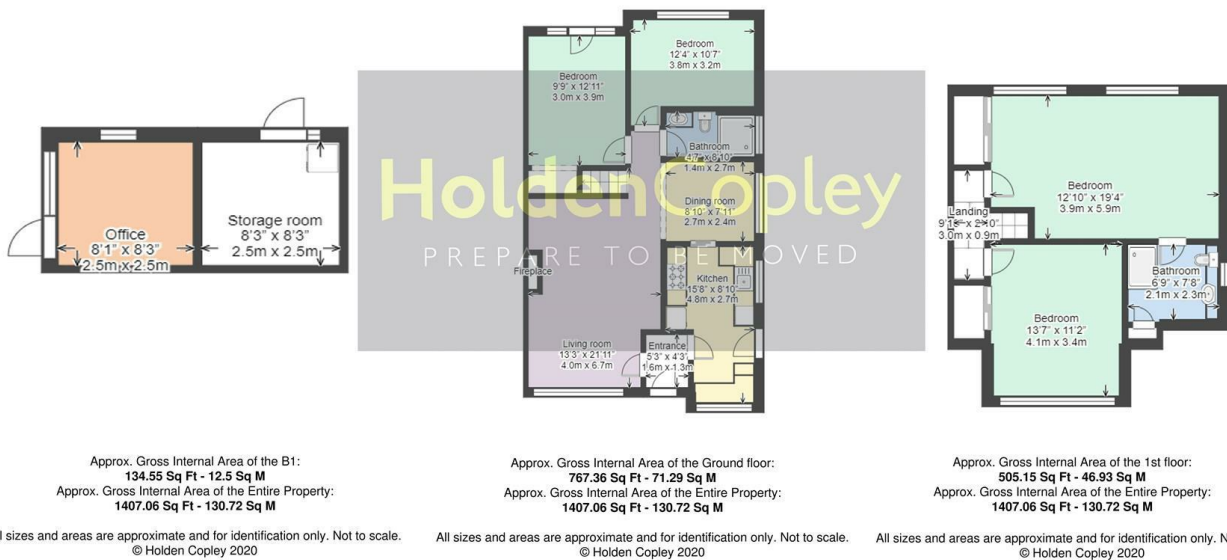
Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.



Stanthorne Close, Silverdale, Nottinghamshire NG11 7DU

HoldenCopley
PREPARE TO BE MOVED



01156712555

2 Tudor Square, West Bridgford, Nottingham, NG2 6BT

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.