



Stanthorne Close,  
Silverdale, Nottingham  
NG11 7DU

**£280,000 Freehold**





Nestled away in a cul-de-sac in Silverdale, you are ideally placed for access to a wide range of local amenities including shops, the Queens Medical Centre, two Ofsted outstanding schools, local parks and transport links., including five minute walk to the nearest tram stop.

This great property would be considered an ideal opportunity for a large number of buyers who are looking to put their own stamp on a purchase, with the potential to upgrade, remodel and extend, subject to the necessary consents.

In brief the internal accommodation comprises: an entrance hall, living room, kitchen diner, inner hallway, three bedrooms and bathroom.

Outside the property has a driveway with ample off-street parking leading to the garage. The enclosed rear is primarily lawned with a pebbled space and mature shrubs.

This delightful property is offered to the market with the advantage of new boiler, gas central heating, UPVC double glazing throughout, and new roof, and is well worthy of an early internal viewing.



### Entrance Porch

UPVC double glazed door through to the porchway.

### Entrance Hall

Secondary UPVC double glazed door through to the entrance hall with Amtico laminate flooring.

### Living Room

18'9" x 12'8" (5.73m x 3.88m )

Reception room, with Amtico laminate flooring, radiator, gas fire, UPVC double glazed window to the front aspect and UPVC double glazed French doors to the side passage.

### Kitchen Diner

18'11" x 8'10" (5.78m x 2.70m )

A range of wall and base units with work surfacing over and tiled splashbacks, sink with mixer taps and drainer. Space and fittings for freestanding appliances to include gas cooker, washing machine and fridge freezer. UPVC double glazed window to the front and UPVC double glazed door to the side passage.

### Inner Hall

Access to the loft hatch.

### Bedroom One

13'1" x 10'6" (4.00m x 3.22m )

A carpeted double bedroom, with radiator, fitted storage cupboard and UPVC double glazed window to the rear aspect.

### Bedroom Two

11'1" x 9'10" (3.39m x 3.00m )

A carpeted double bedroom, with radiator and UPVC double glazed window to the rear aspect.

### Bedroom Three

8'4" x 8'0" (2.56m x 2.46m )

A carpeted double bedroom, with radiator and UPVC double glazed window to the side aspect.

### Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, walk in electric power shower, fully tiled walls, radiator and airing cupboard.



### Outside

To the front of the property is a tarmac paved driveway, leading to a garage with a lawned space beyond. The wrap around garden is primarily lawned with a pebbled space, paved seating area and mature shrubs.

### Garage

16'4" x 7'11" (4.98m x 2.43m )

Up and over door, and power points.

### Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

Does the property have spray foam in the loft?: No

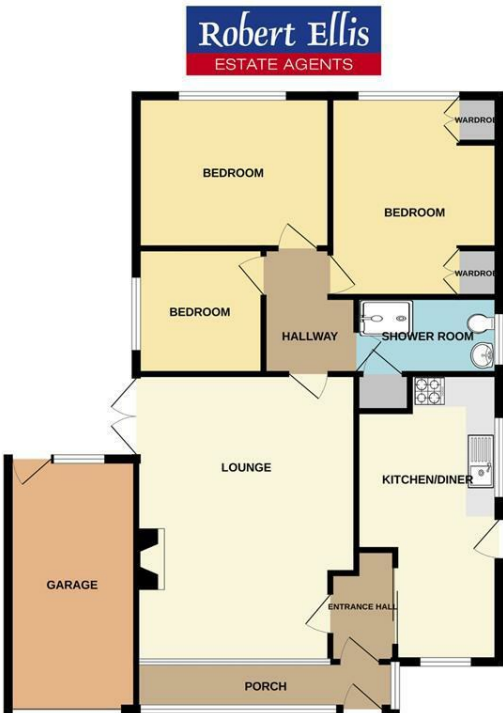
Has the Property Flooded?: No

### Disclaimer:

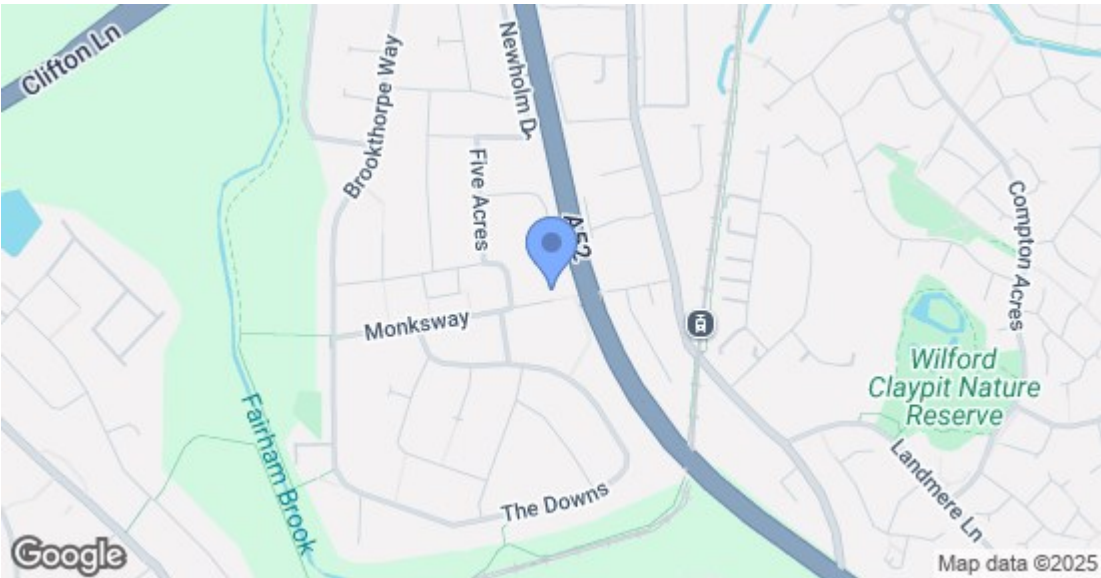
These details and Key facts are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose.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







Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements, of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	67	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
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