



3 Silverdale
Stapleford, Nottingham NG9 7EX

A PARTICULARLY WELL APPOINTED
THREE BEDROOM DETACHED FAMILY
HOUSE

Guide Price £249,950 Freehold



A PARTICULARLY WELL APPOINTED THREE BEDROOM DETACHED FAMILY HOUSE.

This property comes to the market in ready to move into condition with features including UPVC double glazed windows, gas fired central heating served from a combination boiler which was installed less than twelve months ago and a contemporary family bathroom which was installed at the same time.

Further features of this property include a partially open plan dining kitchen, offering a fantastic social space for families to gather, with French doors opening to the lounge and patio doors opening to the rear garden.

A driveway provides ample off-street parking and there is a generously sized detached garage. The property is situated in this highly regarded residential suburb, great for families and commuters alike, as schools for all ages are within walking distance, including George Spencer* and Fairfield Academies*. The A52 for Nottingham, Derby and junction 25 of the M11 Motorway is a short drive away, as is the Park and Ride for the Nottingham Express Tram.

Other local amenities, including Archers Fields, are a short walk from the property offering a large open space for playing and sports fields and the town centre itself is within easy reach, offering a variety of independent and national retailers as well as local services including a library and health centre etc.

Due to the ever popular nature of this house type and location, we strongly recommend an early internal viewing to avoid disappointment.



ENTRANCE HALL

Double glazed window and front entrance door, stairs to the first floor, doors to lounge and dining kitchen.

LOUNGE

20'9" x 14'9" (6.32m x 4.50m)

Radiator, double glazed window to the front and glazed double French doors leading to dining area.

OPEN PLAN DINING KITCHEN

KITCHEN AREA

10'5" x 7'10" (3.18 x 2.39)

Incorporating a range of modern fitted wall, base and drawer units with contrasting roll edge work surfacing. Feature stainless steel and glass topped 1½ bowl sink unit with single drainer and boiling hot water mixer tap. Integrated fridge, freezer, washing machine and dishwasher. Understairs storage cupboard, double glazed window to rear, double glazed door to side and open to dining area.

DINING AREA

10'0" x 8'3" (3.06 x 2.52)

Radiator and double glazed patio door to the rear garden.

FIRST FLOOR LANDING

Doors to bedrooms and bathroom.

BEDROOM 1

12'2" x 11'7" (3.72 x 3.55)

Radiator and double glazed window to the front.

BEDROOM 2

10'11" x 10'1" (3.35 x 3.08)

Radiator and double glazed window to the rear.

BEDROOM 3

7'11" x 7'11" (2.43 x 2.43)

Radiator and double glazed window to the rear.

BATHROOM

9'3" x 6'2" (2.84 x 1.88)

Recently refurbished and offering a contemporary white three piece suite with vanity unit comprising a wash hand basin with cupboard under and low flush w.c. with concealed cistern. 'L' shaped shower bath with mixer taps

and dual mixer drench shower, shower screen, feature tiling to walls and floor, heated towel rail and double glazed window.

OUTSIDE

To the front there is a dwarf retaining garden wall with garden laid mainly to lawn with shrubs. Block paved driveway/car standing to the side of the house which leads to the garage. The rear garden is enclosed and landscaped with patio and lawn.

GARAGE

18'8" x 7'11" (5.7 x 2.42)

Sectional concrete construction with up and over door, light and power and side door.

DIRECTIONAL NOTE

From the A52 at Bardill's roundabout junction, proceed towards Stapleford on Toton Lane. Turn first left onto New Eaton Road, first left onto Wellspring Dale and following the road along turn second left onto Silverdale. Bear left and the property can be found on the left hand side identified by our For Sale Board.

Ref: 6998ps

* AGENTS NOTES

We recommend any intending purchase made their own investigations as to the admission policies of the schools mentioned.





Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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. Made with Metropac ©2021



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		70	
(69-80) C			
(55-68) D			
(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	

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