Fletcher & Company

4 Five Acres, Silverdale, Nottingham, NG11 7FP

Asking Price £360,000

Freehold



- Extended Semi-Detached House
- Adaptable Living Offering up to Four Bedrooms or Three Reception Areas
- Large Enclosed Rear Garden with Patio
- Two Shower/Bathrooms
- Ample Off-Street Parking on Driveway
- Additional Attached Garage
- Easy Access to A453, A52 and A60
- Easy Access to Nearby Amenities





Summary

An exciting opportunity to acquire this beautifully extended semi-detached family home, occupying a generous plot within the highly sought-after area of Wilford. Offering spacious and versatile accommodation throughout, the property is perfectly suited to growing families and those seeking flexible living space.

The accommodation is entered via a welcoming entrance hallway, leading to a well-appointed kitchen and an impressive open-plan living and dining area, created as part of the rear extension. This bright and spacious reception space provides the ideal setting for both everyday family life and entertaining, with views and access to the rear garden. Also located on the ground floor is a versatile office, which could equally serve as a fourth bedroom, complemented by a contemporary shower room, making it ideal for guests, multi-generational living or those working from home.

To the first floor, the landing gives access to three well-proportioned bedrooms, a family bathroom and two useful storage cupboards, providing practical everyday storage.

Externally, the property enjoys excellent kerb appeal with a front garden, an extensive driveway providing ample off-street parking and an attached garage. To the rear is a particularly generous enclosed garden, offering a wonderful outdoor space for families to enjoy, with plenty of room for children to play, outdoor entertaining and keen gardeners alike.

Combining generous living accommodation, flexible spaces and a desirable location, this is a superb family home that is ready to be enjoyed.

The Location

Silverdale is a popular and well-established residential area in Nottingham, particularly favoured by families thanks to its excellent schools, abundance of green spaces and strong sense of community. Residents enjoy easy access to a range of local shops, supermarkets and everyday amenities, while nearby parks and recreational facilities provide plenty of opportunities for outdoor leisure. The area also benefits from excellent transport links, with regular bus services and convenient access to Nottingham City Centre, the A52 and the M1, making it an ideal location for both commuters and families alike.

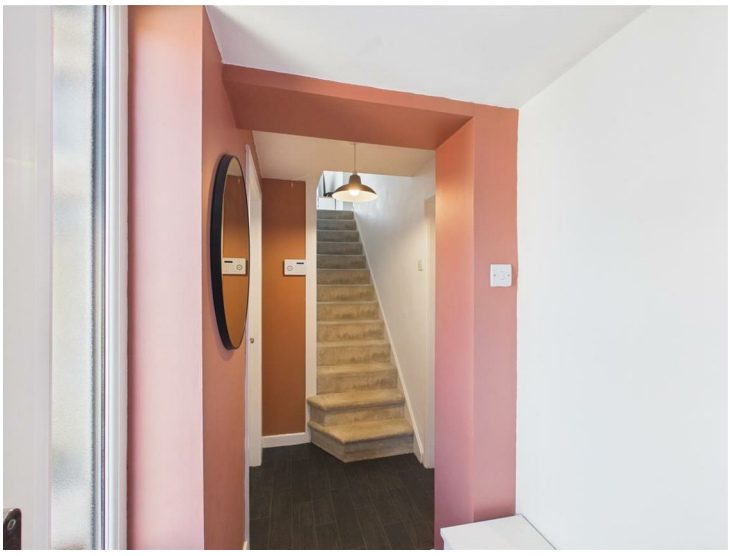
Accommodation

Ground Floor

Entrance Hallway

11'3" x 3'8" (3.45 x 1.13)

A welcoming entrance hallway featuring luxury vinyl tile (LVT) flooring, ceiling light and staircase rising to the first floor. Doors provide access to the open plan living and dining area and the versatile office/bedroom four.



Open Plan Living & Dining Area

30'10" x 11'10" (9.41 x 3.61)

A spacious and inviting reception room with fitted carpeting, a double glazed bay window to the front elevation, radiator, useful understairs storage and ceiling lighting throughout. Patio doors open onto the rear garden, while an internal doorway provides access to the kitchen.



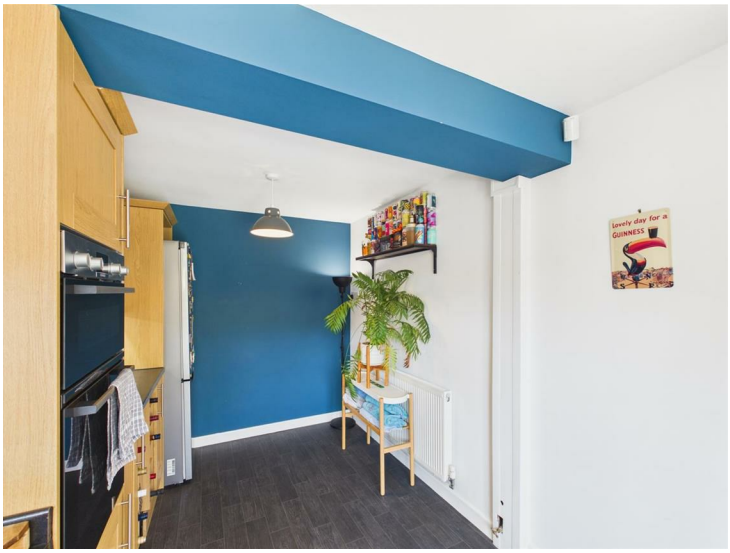




Kitchen

15'8" x 12'9" (4.80 x 3.91)

Fitted with a range of matching base and wall units complemented by LVT flooring. The kitchen benefits from an integrated oven and microwave, induction hob with extractor hood over, wine rack, sink with drainer, space for a fridge freezer, washing machine and dishwasher. Double glazed window and external door to the rear elevation.







Office/Bedroom Four

16'4" x 8'1" (4.98 x 2.47)

A versatile room ideal as a home office, guest bedroom or fourth bedroom, featuring LVT flooring, ceiling light, radiator, built-in storage and a double glazed bay window to the front elevation. Door leading to the shower room.





Shower Room

8'0" x 4'9" (2.45 x 1.45)

Comprising a shower cubicle, low-level WC, wash handbasin and heated towel rail. Finished with LVT flooring, ceiling light and extractor fan.



First Floor Landing

8'1" x 2'9" (2.48 x 0.84)

Fitted carpeting with access to three bedrooms, the family bathroom and two useful built-in storage cupboards.

Bedroom One

14'5" x 8'11" (4.41 x 2.73)

A generous double bedroom with fitted carpeting, radiator, ceiling light and a double glazed window to the front elevation.



Bedroom Two

11'10" x 7'7" (3.63 x 2.33)

A double bedroom featuring fitted carpeting, radiator, ceiling light and a double glazed window overlooking the rear garden.



Bedroom Three

11'6" x 8'1" (3.51 x 2.48)

A well-proportioned bedroom with fitted carpeting, radiator, ceiling light and a double glazed window to the front elevation.



Family Bathroom

8'1" x 7'7" (2.47 x 2.33)

Appointed with a four-piece suite comprising a panelled bath, separate tiled shower cubicle, low-level WC and wash handbasin. Finished with tiled flooring, partially tiled walls, heated towel rail, extractor fan and ceiling light.



Front Garden

The property is set behind a paved driveway providing ample off-street parking and access to the attached garage. A slate-chipped area with established shrubs enhances the frontage.

Rear Garden

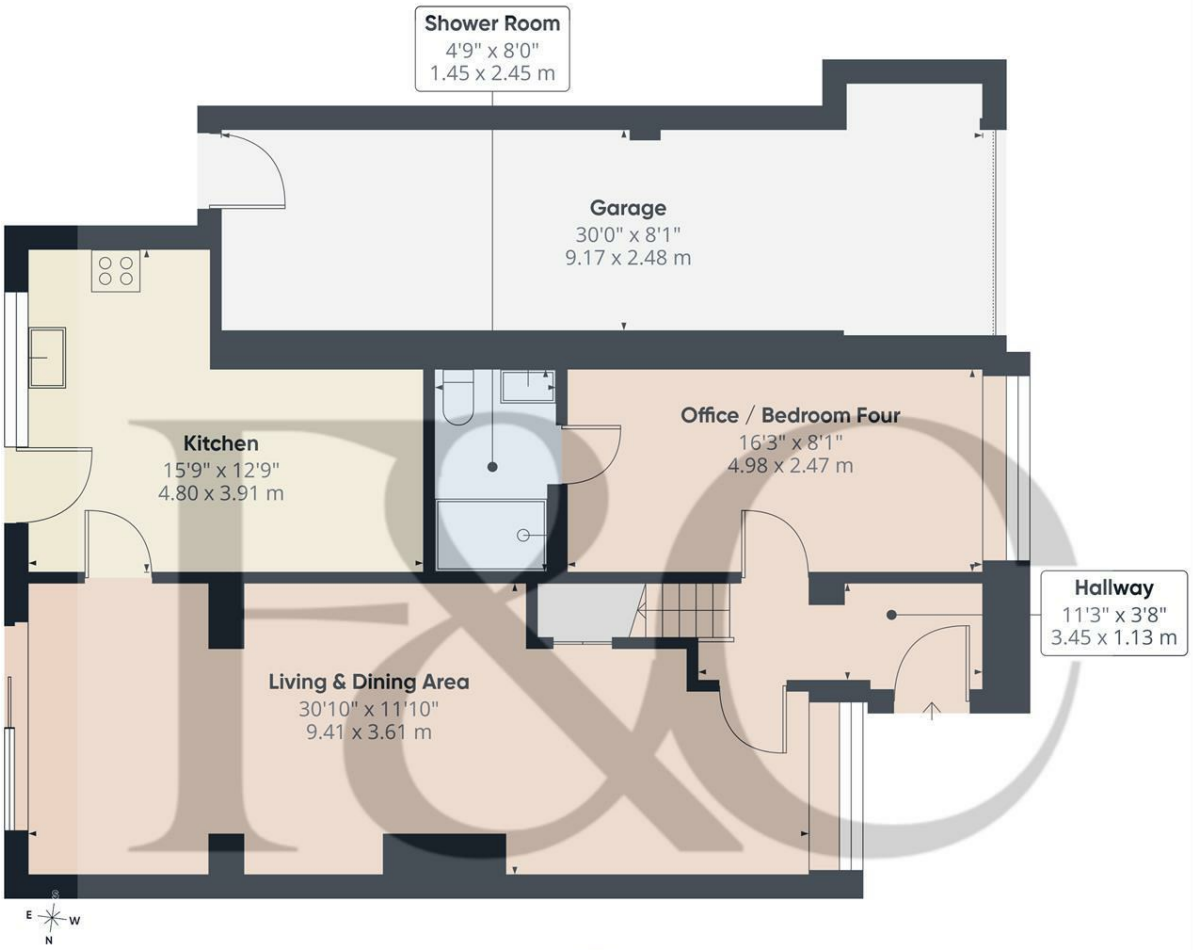
A generous enclosed rear garden featuring a paved patio seating area leading onto a well-maintained lawn, with mature flower beds to the rear boundary. Enclosed by timber fencing and benefitting from side access to the attached garage, the garden provides an ideal space for outdoor entertaining and family enjoyment.







Council Tax Band C



Floor 0

Approximate total area(1)

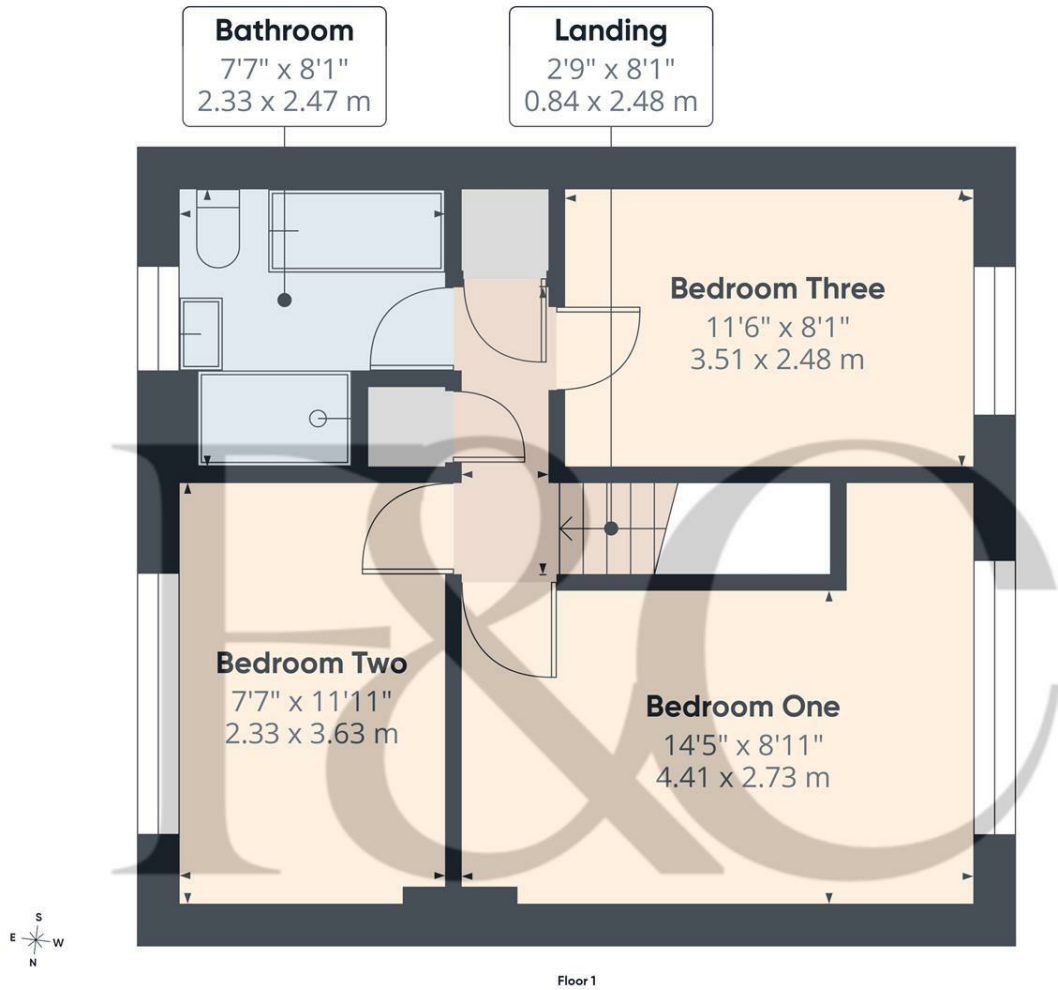
987 ft²

91.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1

Approximate total area(1)

414 ft²

38.4 m²

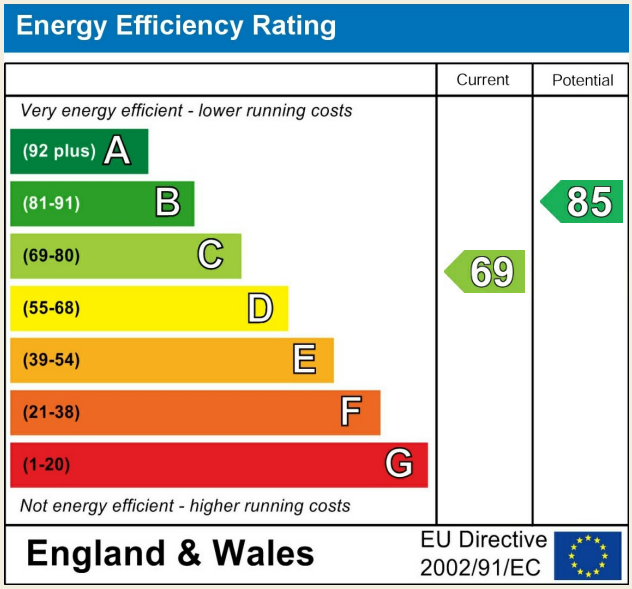
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Council Tax Band: C
Tenure: Freehold