



## The Downs, Nottingham, NG11 7EB

£270,000



Royston and Lund are delighted to bring to the market this three bedroom semi detached property located in Silverdale. Situated a short drive away from numerous amenities that Clifton has to offer and West Bridgford/Wilford where there are numerous pubs, restaurants and local shops. Not to mention Silverdale being in the catchment area for well regarded schools and having excellent transport links into the City Centre and East Midlands Airport. This property would be an excellent fit for a growing family or first time buyers.

Ground floor accommodation comprises an entrance hall that leads into the main reception room and stairs to the first floor. The living room is a generous size with a front aspect window flooding the room with natural light, pieced together with a stylish gas fireplace. You enter the dining room off from the living room through an opening which in turn grants access to the spacious conservatory to the rear aspect and kitchen diner to the right. The kitchen diner is ample in size and boasts a breakfast bar and integrated appliances such as an oven, hob and extractor fan with

- Four Bedroom Semi Detached Family Home
- Ensuite Bathroom
- Ample Off Street Parking
- Close By To Numerous Amenities
- EPC Rating - D
- Spacious Kitchen With Breakfast Bar
- Conservatory Space
- Integral Garage
- Excellent Transport Links
- Freehold - Council Tax Band - C

