



6 Quinton Close,
Silverdale, NG11 7EY

6 Quinton Close, Silverdale, NG11 7EY

****GUIDE PRICE £270,000 - £280,000****

OPEN DAY 3RD JANUARY - BY APPOINTMENT ONLY

This semi detached family home provides spacious accommodation arranged over two floors including; an entrance hallway, a lounge, a recently refitted kitchen/dining area with a range of integrated appliances and French doors opening to the rear garden, plus a utility room and a wc on the ground floor, with the first floor landing giving access to three bedrooms, and the fitted shower room.

Benefiting from gas central heating and double glazing, the property occupies a corner plot and has good size enclosed gardens to the rear, a further garden to the front, plus a driveway and garage providing off road parking for a number of vehicles. (The garage is currently used as a study).

Conveniently situated for access to the Queens Medical Centre, East Midlands Airport and East Midlands Parkway train station, the property is also within easy reach of Nottingham City Centre and a wealth of local facilities.

Viewing is recommended.

Guide Price £270,000





ACCOMMODATION

The composite entrance door (with a glazed panel to the side), opens to the entrance hallway. The entrance hallway has stairs off to the first floor, and open access into the kitchen living space, and doors to the lounge, the ground floor wc and the utility space.

The ground floor wc is fitted with a wash hand basin, and a wc. There is a heated towel rail here.

The lounge has a ceiling light point and window to the front.

Recently refitted, the kitchen has a range of wall, drawer and base units, and integrated appliances including a fridge, a freezer, and a gas cooker. There is a central island unit (with an integrated gas hob), a door to the utility room, and French doors opening to the rear garden.

The utility room has space and plumbing for a washing machine. There is a window to the side, and a cloaks hanging area.

On reaching the first floor, the landing has doors into all three bedrooms, and the family shower room.

Bedroom one has a window to the front, a range of built in wardrobes, and a ceiling light point.

Bedroom two has a window to the rear, a built in wardrobe, and a ceiling light point.

Bedroom three has a window to the front, and an over stairs storage cupboard.

Completing the accommodation, the family shower room has a shower cubicle with a rainfall shower, a wc, and a wash hand basin. There is a window to the rear.

OUTSIDE

At the front of the property there is a lawned garden area, with mature trees and shrubs, and giving access to the composite entrance door.

The driveway provides off road parking for a number of vehicles. The SINGLE GARAGE (with an up and over door) is currently used as a study.

To the rear of the property, there is a good size garden which includes; a patio seating area. Fully enclosed, the garden has an external light, and an external tap.

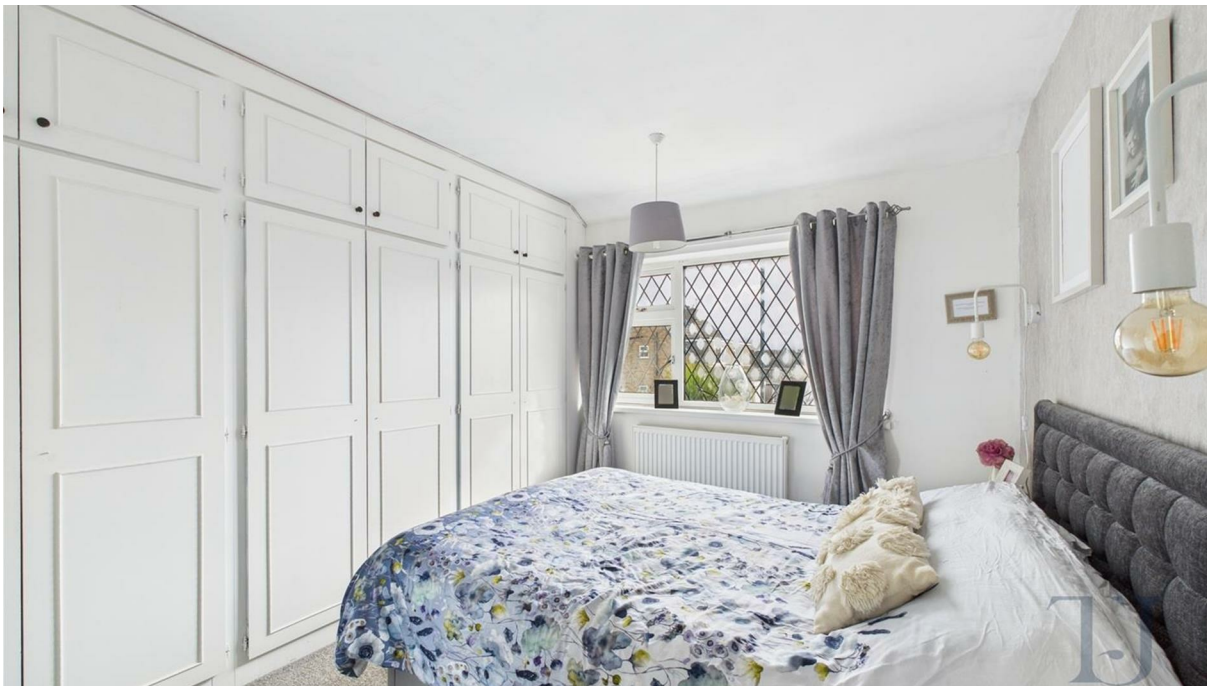
Council Tax Band

Council Tax Band C. Nottingham City Council.

Amount Payable 2025/2026 £2,361.06

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

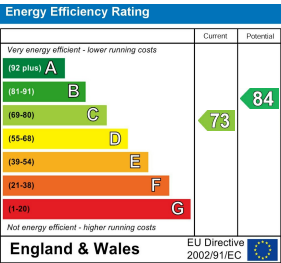


DISCLAIMER NOTES

These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.



Thomas James Estate Agents, 20 High Street, Ruddington, Nottinghamshire, NG11 6EH

Tel: 0115 9844660 | Email: ruddington@tjea.com | Web: www.tjea.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

