



5 Gisburn Close,  
Silverdale, NG11 7EX



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**\*\* Guide Price £295,000 - £310,000 \*\***

This semi detached EXTENDED home has been recently RENOVATED THROUGHOUT, with works completed including new windows, doors and boiler.

Offered to the market with no upward, the property provides accommodation arranged over two floors including: an entrance porch, an entrance hall, a lounge, an open plan kitchen/diner with patio doors opening to the rear garden, plus a utility area, and a wc on the ground floor, with the first floor landing giving access to three bedrooms, and the fitted bathroom.

The property has 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.

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 highly recommended.

**Guide Price £295,000**





## ACCOMMODATION

The entrance door opens to the entrance hall. The entrance hall has stairs off to the first floor, under stairs storage, and spot lights.

The ground floor wc is fitted with a low flush wc, and a pedestal wash hand basin. There is a window to the side, a radiator, half height tiling to the walls, and spot lights.

The lounge has a window to the front, a brick fireplace (blocked off), two ceiling light points, a radiator, and gives access to the kitchen/diner.

The kitchen/diner has a range of high gloss wall and base units in white, tiled splash backs and square edge work surfaces, a one and a half bowl composite sink and drainer unit with a mixer tap over, plus an integrated oven, and a four ring gas hob with an extractor hood over. There are windows to the side and rear, a radiator, a feature light over the breakfast bar area, a ceiling light points, and sliding patio doors opening to the rear garden. From the kitchen area, there is open access to utility area, and a UPVC door to the garden.

The utility space has a continuation of the base units, tiled splash backs and square edge work surfaces, space and plumbing for a washing machine, and space for a tumble dryer.

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

Bedrooms one and three each have a window to the front, a ceiling light point, and a radiator.

Bedroom two has a window to the rear, a ceiling light point, a radiator, and a cupboard housing the combination boiler.

Completing the accommodation, the family bathroom is fitted with a P-shaped bath with a shower and glazed screen over, a pedestal wash hand basin, and a low flush wc. There is a window to the rear, tiling to the walls, a heated towel rail, spot lights, and an extractor fan.

## OUTSIDE

The gravelled driveway provided off road parking for multiple vehicles, and in turn gives access to the GARAGE (with an up and over door). There is a lawned garden adjacent, and a pathway to the entrance hall.

The rear garden is laid mainly to lawn, with mature shrubs and plants, and a patio seating area. Fully enclosed by timber screen fencing, the garden has access to the driveway and garage.

## Council Tax Band

Council Tax Band C. Nottingham City Council.

Amount Payable 2025/2026 £2,361.06.

## Referral Arrangement Note

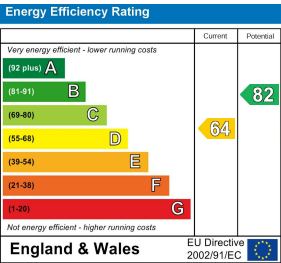
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