



1 Newholm Drive,
Silverdale, NG11 7FR

TJ
THOMAS
JAMES

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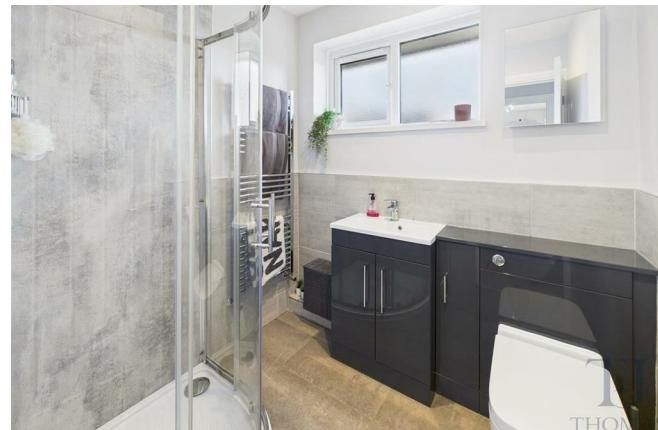
This semi detached bungalow provides well presented accommodation including; an entrance porch, an entrance hallway, a bright dual aspect lounge with French doors opening to the rear garden, a kitchen, a modern fitted shower room, and two good size bedrooms.

Benefiting from gas central heating, and double glazing, the property occupies a generous corner plot with a low maintenance enclosed garden to the rear, further gardens to the front, plus a driveway and garage providing off road parking.

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 £275,000





ACCOMMODATION

The double glazed entrance door (with double glazed side panels) opens into the entrance porch. The entrance porch has tiled flooring, a ceiling light point, and a door opening to the entrance hallway.

The entrance hallway has a vertical radiator, wood effect Karndean flooring, and doors opening into both bedrooms, the shower room, the kitchen, and the lounge.

Bedroom two is a bright dual aspect room with windows to the front and side, a radiator, and a ceiling light point.

Bedroom one has a window to the front, a storage cupboard, a ceiling light point, and a radiator.

The kitchen has wall and base units, tiled splash backs, a sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, space for an under counter fridge, and an under counter freezer, and space for a cooker. There is laminate flooring, a ceiling light point, and a double glazed door opening to the rear garden.

The dual aspect lounge has a large window to the front, wood effect Karndean flooring, a ceiling light point, a vertical radiator, and double glazed French doors opening to the rear garden.

Completing the accommodation, the modern fitted shower room has a shower enclosure with a mains fed shower (with a rainfall shower head), and a vanity unit incorporating the wash hand basin and the wc. There is

an obscure double glazed window to the front, part tiling to the walls, tiled flooring, a heated towel rail, and spot lighting.

OUTSIDE

At the front of the property there is a lawned garden, with plant borders, and a paved pathway leading to the entrance door.

The driveway provides off road parking, and in turn gives access to the GARAGE (with an up and over door, power connected, and a pedestrian door to the rear garden).

The rear garden has been subject to recent works and includes; a patio seating area, a artificial lawned area. Enclosed by timber screen fencing, the garden has pedestrian gated access to the front.

Council Tax Band

Council Tax Band B. Nottingham City Council.

Amount Payable 2025/2026 £2,065.93.

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.

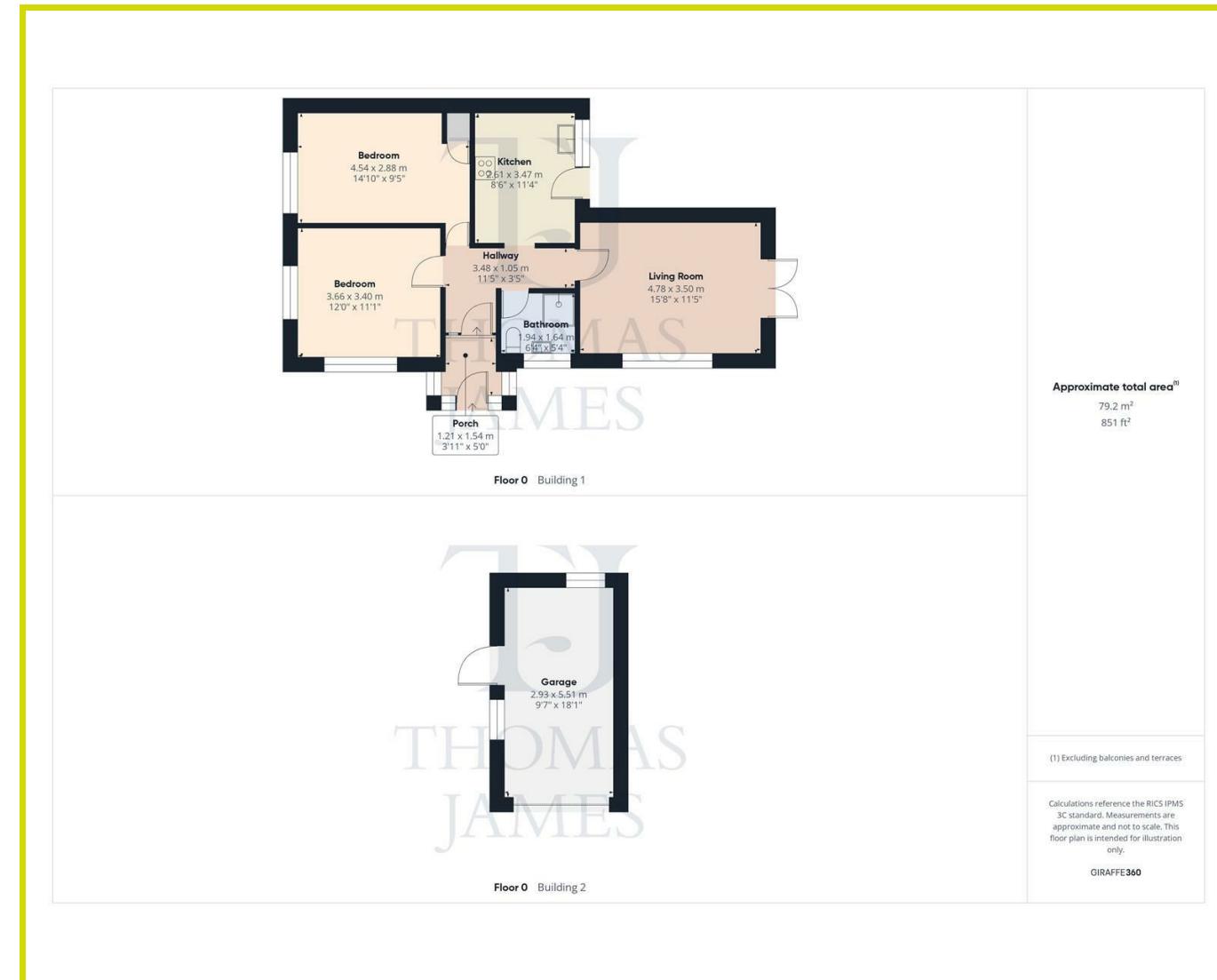
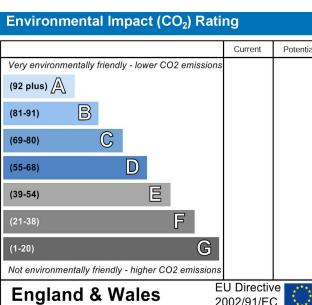
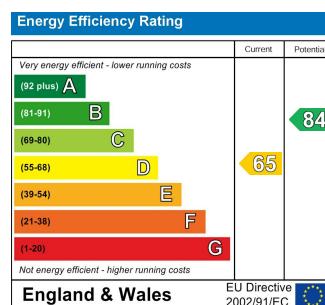


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MONEY LAUNDERING

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