



4 Garsdale Drive,  
Silverdale, NG11 7DZ

# 4 Garsdale Drive, Silverdale, NG11 7DZ

This semi detached home provides accommodation arranged over two floors which includes an entrance porch, an entrance hall, a living room with open access to the dining room, plus a kitchen, and a conservatory on the ground floor, with the first floor landing giving access to three bedrooms, the fitted shower room, and a separate wc.

A home office/sun room accessed from the rear garden, provides a useful additional space with a multitude of uses!

Benefiting from gas central heating and double glazing, the property has enclosed gardens to the rear, low maintenance gardens to the front, plus a block paved driveway providing off road parking.

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

Viewing is recommended.

**Guide Price £275,000**





#### Directions

Garsdale Drive can be located off The Downs or Saltney Way, Silverdale.

#### GROUND FLOOR ACCOMMODATION

##### Entrance Door

With a glazed side panel. opening to the:-

##### Entrance Porch

With a door opening to the:-

##### Entrance Hall

Storage cupboard, stairs off to the first floor, door to the:-

##### Living Room

Window to the front elevation, radiator, ceiling light point, feature tiled hearth, open archway to the:-

##### Dining Room

Ceiling light point, radiator, door to the kitchen, sliding patio doors opening to the:-

##### Conservatory

With windows overlooking the rear garden, and sliding patio doors opening to the rear garden.

##### Kitchen

Fitted with a range of wall, drawer and base units, tiled splash backs and roll edge work surfaces, single drainer stainless steel sink unit with a mixer tap over, space and plumbing for a washing machine, space for an electric cooker with a stainless steel extractor hood over.

Window to the rear elevation, ceiling light point, pantry storage cupboard, door opening to the side.

#### FIRST FLOOR ACCOMMODATION

##### First Floor Landing

Window to the side elevation on the half landing, ceiling light point, doors into three bedrooms, the fitted shower room and separate wc.

##### Bedroom Two

Window to the rear elevation, storage cupboard, ceiling light point, radiator.

##### Bedroom One

Window to the front elevation, a range of built in bedroom furniture including wardrobes and a dressing table, ceiling light point, two wall light points, radiator.

##### Bedroom Three

Window to the front elevation, built in wardrobe, ceiling light point, radiator.



#### Fitted Shower Room

Fitted with a tiled shower cubicle with a glazed sliding door, and a pedestal wash hand basin.

Window to the rear elevation, ceiling light point,

#### Separate WC

Window to the side elevation. Fitted with a low flush wc.

#### OUTSIDE

At the front of the property the low maintenance garden is laid to slate chipped beds. A block paved pathway leads to the entrance door, and there is gated access to the rear.

The block paved driveway provides off road parking for a number of vehicles.

To the rear of the property, the garden is enclosed by timber screen fencing and includes a crazy paved patio seating area, a lawn, and gravelled beds. There is access to a storage cupboard and to the HOME OFFICE/SUN ROOM.

#### Home Office / Sun Room

A versatile room with two high level windows to the side elevation, ceiling spot lights, storage cupboard, and sliding patio doors with full height windows to both sides, opening to the rear garden.

#### Council Tax Band

Council Tax Band C. Nottingham City Council.

Amount Payable 2022/2023 £2,039.23.

#### Referral Arrangement Note

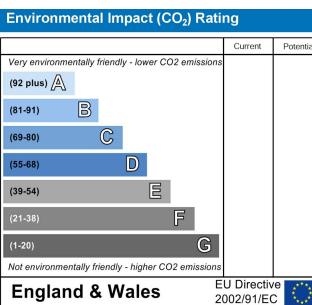
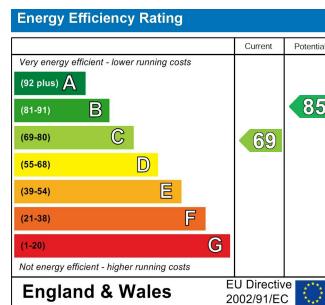
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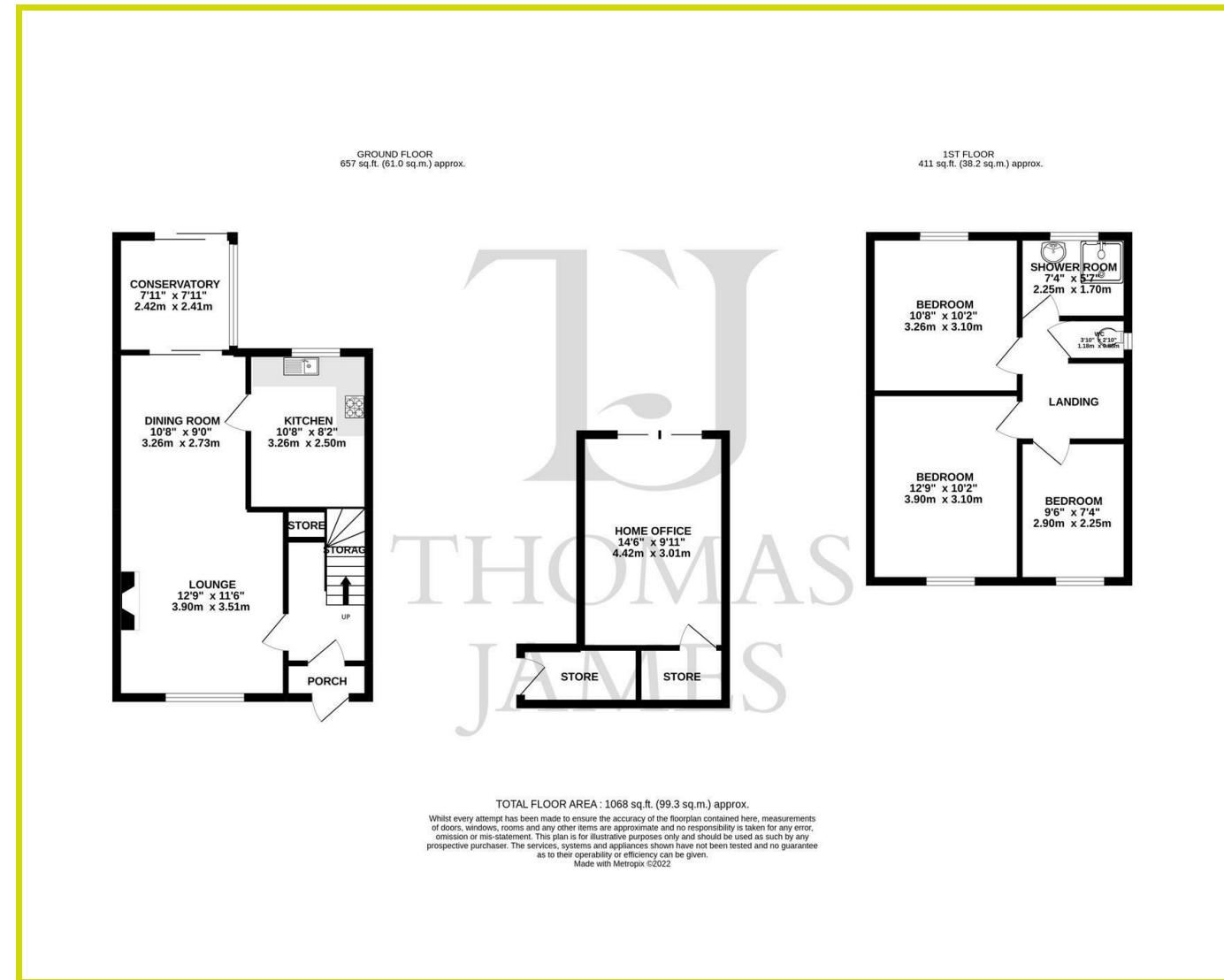
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