



9 Ashwick Close,  
Silverdale, NG11 7EZ

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**TJ**  
THOMAS  
JAMES

# 9 Ashwick Close, Silverdale, NG11 7EZ

This well presented semi detached home provides accommodation arranged over two floors which includes an entrance hall, an extended living/dining room, a kitchen, and a shower room on the ground floor, with the first floor landing giving access to three bedrooms, and a wc.

Benefiting from gas central heating and double glazing, the property has gardens to both the front and rear, plus a block paved driveway and detached 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.

Offered to the market with no upward chain.

Guide Price £235,000





#### Directions

Ashwick Close can be located off Brookthorpe Way, Silverdale.

#### GROUND FLOOR ACCOMMODATION

##### Opaque UPVC Double Glazed Entrance Door

With a matching side panel, opening to the:-

##### Entrance Hall

Stairs off to the first floor, under stairs storage area, radiator, doors into the ground floor shower room, and the extended living/dining room.

##### Ground Floor Shower Room

Fitted with a three piece suite comprising a low flush wc, a pedestal wash hand basin, and a tiled shower enclosure with an electric shower.

Opaque UPVC double glazed window to the side elevation, shelved storage cupboard, tiled flooring, shaver point, radiator.

##### Extended Living/Dining Room

Double glazed bay window to the front elevation, wall mounted gas fire, two radiators, door leading into the kitchen, double glazed sliding door opening to the rear garden.

##### Kitchen

Fitted with a range of wall, drawer and base units, tiled splash backs and roll edge work surfaces, stainless steel sink unit with a mixer tap over, space and plumbing for both a washing machine and a slimline dishwasher, space for a fridge/freezer, built in electric oven and a four ring gas hob.

UPVC double glazed windows to the side and rear elevations, wall mounted gas boiler, tiled flooring, opaque UPVC double glazed door opening to the side.

#### FIRST FLOOR ACCOMMODATION

##### First Floor Landing

Double glazed window to the side elevation, loft access hatch, doors into three bedrooms, and the wc.

##### Bedroom One

Double glazed window to the front elevation, radiator.

##### Bedroom Two

Double glazed window to the rear elevation, radiator.

##### Bedroom Three

Double glazed window to the rear elevation, radiator.

##### WC

Fitted with a low flush wc, and a wall mounted wash hand basin with tiled splash backs.

#### OUTSIDE

At the front of the property the block paved driveway provides off road parking, and in turn gives access to the DETACHED GARAGE. There is garden adjacent, laid to gravelled beds and shrub borders, with a pathway leading to the entrance door.

The rear garden includes a paved patio seating area, a shaped lawn, and planted borders. The garden is timber fence enclosed.

##### Detached Garage

With an up and over door, power and lighting connected.

##### Council Tax Band

Council Tax Band B. Nottingham City Council.

Amount Payable 2023/2024 £1,875.73.

#### Referral Arrangement Note

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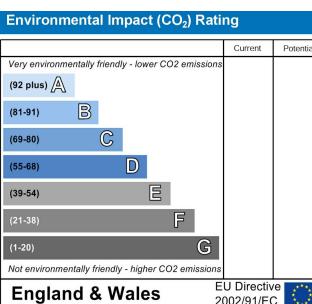
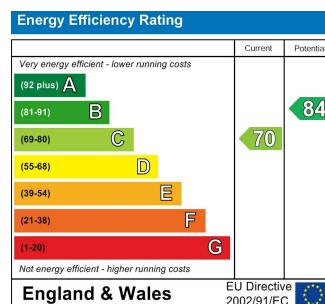


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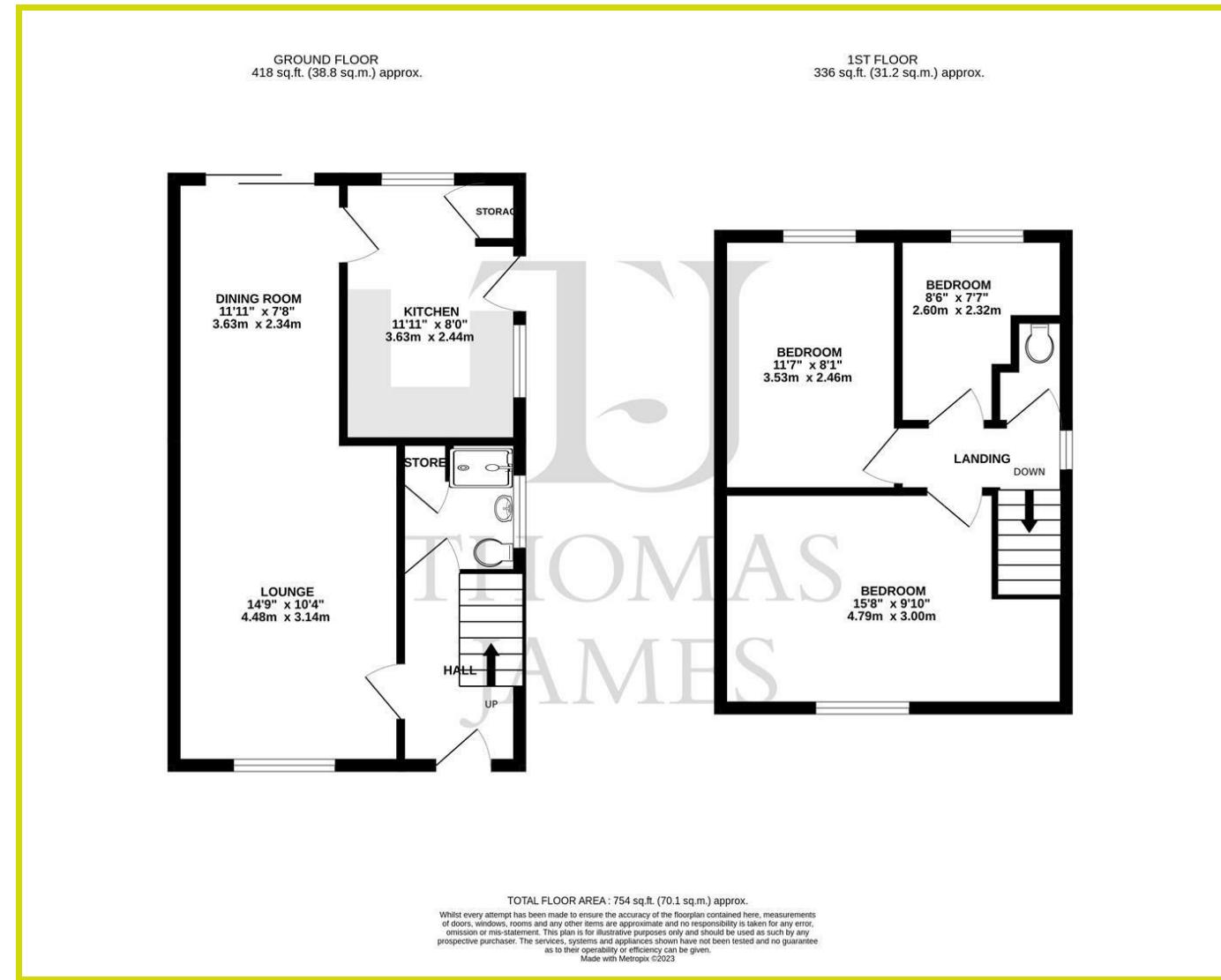
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Thomas James Estate Agents  
20 High Street, Ruddington,  
Nottinghamshire, NG11 6EH

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Tel: 0115 984 4660  
Email: ruddington@tjea.com  
Web: [www.tjea.com](http://www.tjea.com)

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