



25 Sidlaw Rise, Warren Wood, NG5 9PU

Price Guide £250,000

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# 25 Sidlaw Rise Warren Wood, NG5 9PU

- Three bedrooms
- UPVC double glazed conservatory
- Combination boiler & solar panels
- Cul-de-sac location
- Full width kitchen diner
- NO UPWARD CHAIN

A very well-maintained modern detached house in a cul-de-sac location, with three bedrooms, solar panels, UPVC double-glazed conservatory and for sale with NO UPWARD CHAIN!!

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## Overview

Tucked away in the corner of the cul-de-sac is this delightful and very well-maintained detached house which is for sale with no upward chain. The property has an entrance hall, lounge with coal effect electric fire and a full-width rear dining kitchen with access to both the UPVC double-glazed conservatory and connecting door to the garage, which has a remote electric up-and-over door and also houses the Baxi combination gas boiler. An additional noteworthy feature is the solar panels which enhance the property's energy efficiency.

The property's prime location in a cul-de-sac with a woodland backdrop ensures peace and tranquillity, making it an ideal retreat from the everyday hustle and bustle. Additionally, the convenience of parking for two vehicles adds a touch of practicality to this lovely home.

Nature enthusiasts will be delighted to find the renowned Bestwood Country Park just a short stroll away, offering the perfect escape into the great outdoors and adding a touch of natural beauty to the surroundings.

## Entrance Hall

UPVC double-glazed front entrance door and side window, radiator, stairs to the first-floor landing and glazed panel door through to the lounge.



### Lounge

Ceramic tiled fireplace with coal effect electric fire and decorative Mahogany coloured surround. UPVC double glazed oriel bay window to the front, radiator, two wall light points and glazed panel door through to the kitchen diner.

### Kitchen Diner

A range of wall and base units with wood effect worktops and inset one-and-a-half bowl composite sink unit and drainer. Appliances consist of a brushed steel electric oven and hob with extractor canopy and tiled splashback. Plumbing for washing machine, wood laminate flooring, radiator, under-stair cupboard, UPVC double-glazed rear window, double-glazed sliding patio door to the conservatory and connecting door to the garage.

### Conservatory

Being UPVC double glazed with light and power, polycarbonate roof and double side doors.

### First Floor Landing

Loft access and airing/linen cupboard.

### Bedroom 1

Built-in three-door corner wardrobes, matching bedside cabinets and a dressing table. UPVC double-glazed front window and radiator.

### Bedroom 2

UPVC double glazed rear window and radiator.

### Bedroom 3

UPVC double glazed front window, radiator and built-in over stair shelved cupboard.

### Shower Room

Being fully tiled, the suite consists of a walk-in shower enclosure with chrome mains shower and tile effect UPVC surround. Pedestal wash basin, dual flush toilet, wood style floor covering, radiator, vanity light/electric shaver point and UPVC double glazed rear window.

### Outside

There is a lawned front garden and driveway providing parking for two cars. Electrically operated up and over door leads into the garage and wrought iron side gated access leads to the rear. The garage has a light, power, and wall-mounted RCD board and also houses the Baxi combination gas boiler with UPVC door leading out to the rear garden. To the rear is a large paved patio with an outside tap and security light. Shaped lawn and established central flower bed with a variety of plants and shrubs along with established borders, enclosed with a fenced perimeter.

### Material Information

TENURE: Freehold

COUNCIL TAX: Gedling Borough Council - Band C

PROPERTY CONSTRUCTION: Cavity Brick

ANY RIGHTS OF WAY AFFECTING PROPERTY:







CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS:  
FLOOD RISK: Low  
ASBESTOS PRESENT: No  
ANY KNOWN EXTERNAL FACTORS: No  
LOCATION OF BOILER: Garage  
UTILITIES - mains gas, electric, water and sewerage.  
MAINS GAS PROVIDER: British Gas  
MAINS ELECTRICITY PROVIDER: British Gas  
MAINS WATER PROVIDER: Severn Trent  
MAINS SEWERAGE PROVIDER: Severn Trent  
WATER METER: yes  
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.  
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.  
ELECTRIC CAR CHARGING POINT: not available.  
ACCESS AND SAFETY INFORMATION: Level front and rear access.





Approx Gross Internal Area  
94 sq m / 1014 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Please contact us on 0115 953 6644 should you wish to arrange to view this property or if you require any further information.**

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