



3 Farriers Green
Clifton Village | Nottinghamshire | NG11 8ND

FINE & COUNTRY



Step inside

3 Farriers Green

A superb family home with high quality accommodation arranged over two levels, having been upgraded by the current owners. When viewing the property you instantly appreciate the high quality fixtures and fittings including recently upgraded external windows and doors throughout. Particular features include CCTV, security alarm system and superb 'work from home' IT facilities.

GROUND FLOOR ACCOMMODATION

An entrance porch provides access to a spacious reception hallway which in turn leads to a generous sitting room and further reception room which could provide a formal dining area but is currently used as an additional sitting room/snug. Without doubt the heart to the home is the generous large living kitchen with well defined kitchen and dining areas. This superb space showcases contemporary, high quality wall and base mounted kitchen units with integrated appliances as well as French doors providing access to the gardens. The kitchen opens into an adjacent utility room which is extremely generous in size and practical in layout with an access door into the garage as well as a guest cloakroom leading off.

FIRST FLOOR ACCOMMODATION

A traditional staircase rises to the first floor to a light and spacious landing with feature Velux windows and useful store cupboard. There is a superb main bedroom suite with high quality en suite shower room as well as three further double bedrooms (one

of which is currently utilised as a home office) which all share the use of a high quality family shower room.

OUTSIDE

The property sits within most attractive landscaped gardens which are located to the rear and side. The gardens are beautifully landscaped with mature planting and tasteful borders providing seasonal colour and shaped level lawns. There is an extensive terraced seating area perfect for outdoor entertaining and the gardens also provide a high degree of privacy. To the front of the property is a block paved driveway providing parking for two vehicles which in turn gives access to a double garage.

LOCATION

Farriers Green lies within the heart of Clifton Village conservation area which comprises a small number of delightful properties located within a small no through road village, just a short distance from the popular hustle and bustle of West Bridgford and the City of Nottingham. Clifton Village provides ease of access into Nottingham city centre and to a wide range of road networks which open to the region's commercial and retail centres. Nottingham East Midlands Parkway station is a short distance away which provides direct access to the City of London.

SERVICES

Gas fired central heating, mains electricity water and drainage are understood to be connected.

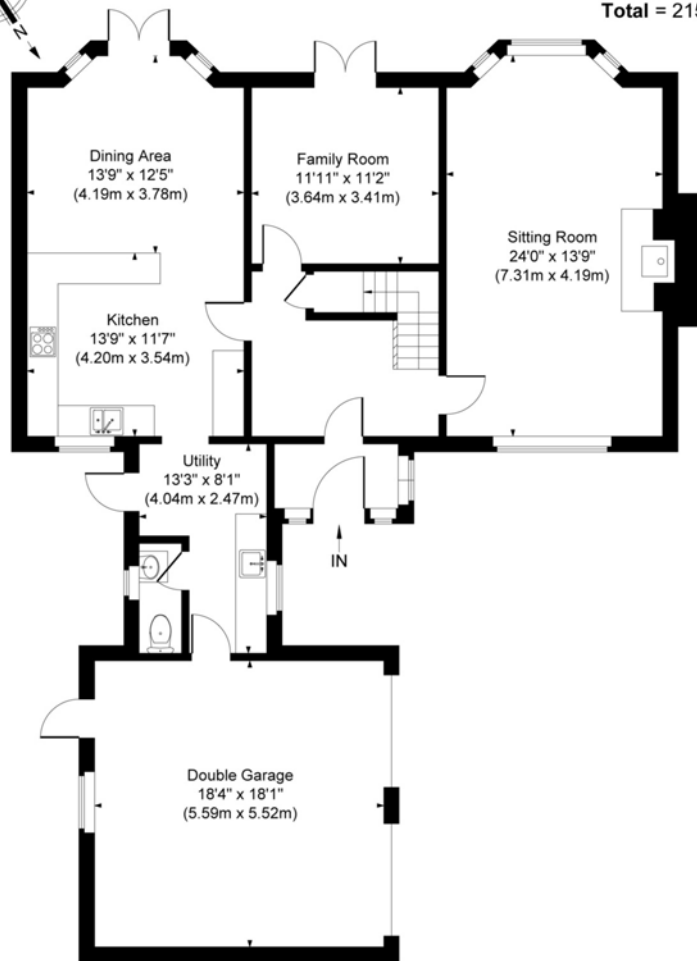
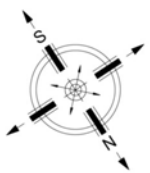
3 Farriers Green, Clifton Village, Nottingham

Approximate Gross Internal Area

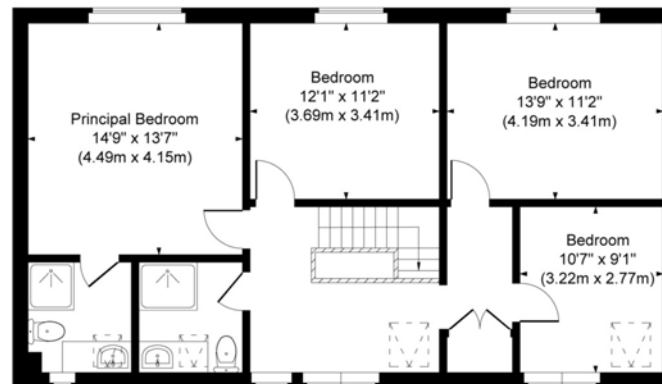
Main House = 184 sq.m/1976 sq.ft

Garage = 31 sq.m/334 sq.ft

Total = 215 sq.m/2310 sq.ft



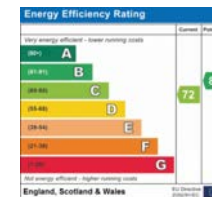
Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

JonHolmesPhotography © 2024



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2019 Fine & Country Ltd. Registered in England and Wales Company Reg No 0C388579 Registered Office Address Chamwood Accountants, The Point, Granite Way, Mountsorrel, Leicestershire LE12 7TZ





Fine & Country Nottingham
The Old Barn, Brook Lane, Stanton on the Wolds NG12 5SE
0115 9822824 | nottingham@fineandcountry.com