



PORTFOLIO
from


william h brown

The Hollies, Trent Lane, South Clifton NG23 7AE

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Wonderful four bedroom character home situated on a generous plot and offering an abundance of character features and space.



Entrance Porch

The rear porch is off to the side with radiator and windows to the side and rear.

Lounge

13'5" x 14'

With beamed ceiling, log burner, TV point, radiator and window to the side.

Reception Room

14'3" x 13'11"

Beamed ceiling, Log burner, under stairs cupboard, radiator and window to the front.

Reception Room

23'1" x 14'11"

Beamed ceiling, TV point, radiator and window to the side.

Kitchen

24'8" x 8'2"

Kitchen with beamed ceiling, electric oven and hob, one and a half sink, extra plumbing for hot water, tiled flooring and radiator.



Wet Room

Low level wc, two wash hand basins, shower, heated towel rail, extractor fan, spotlighting, radiator and window to the rear.

First Floor

Bedroom One

17'7" x 15'5"

Beamed ceiling, radiator, telephone point and window to the rear.

Bedroom Two

14' x 11'5"

Beamed ceiling, built in wardrobes, sink, TV point, radiator and windows to the rear and side.

Bedroom Three

14'4" x 14'

Beamed ceiling, radiator and window to the side.

Bedroom Four

7'8" x 12'10"

Beamed ceiling, radiator and window to the side.

Bathroom

Laminate flooring, wc, wash hand basin, bath and window to the side.

Self Cotained Cottage

Lounge/Dining Room

25'6" x 12'4"

TV point, radiator and window to the rear.

Kitchen

5'2" x 6'9"

Tiled flooring, electric oven and stainless steel sink.

Wet Room

Fully tiled wet room with wc, wash hand basin, radiator and spotlighting.

Bedroom

12'7" x 12'6"

Radiator and window to the rear.

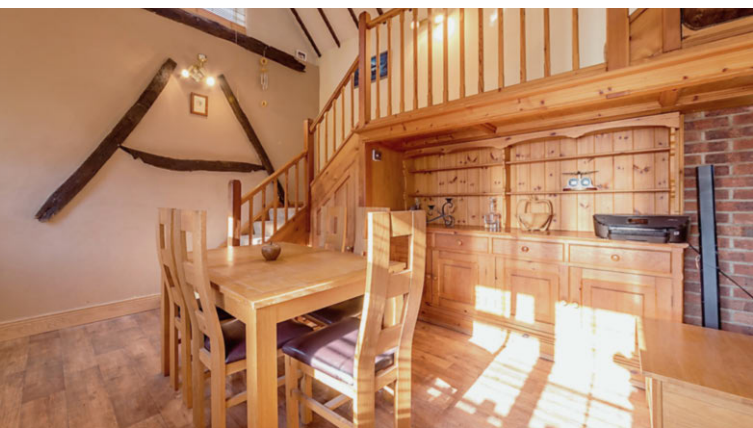
Outside

Outside, the property boasts a large lawn and a generous gravel driveway.

Garage

28'2" x 15'4"







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to The Hollies, Trent Lane, South Clifton NG23 7AE

Introducing this wonderful four bedroom character home situated on a generous plot with an abundance of character features, outside space, parking and an additional self contained cottage. Located in the sought after village of South Clifton, this home is a must see!

700,000

- CHARACTER PROPERTY
- FOUR BEDROOMS
- LARGE PLOT
- GARAGE AND AMPLE PARKING

Tenure: Freehold

EPC Rating: F

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To find out more information or to arrange a viewing call

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