

HoldenCopley

PREPARE TO BE MOVED

Village Road, Clifton Village, Nottingham NG11 8NE

Guide Price £325,000 - £350,000

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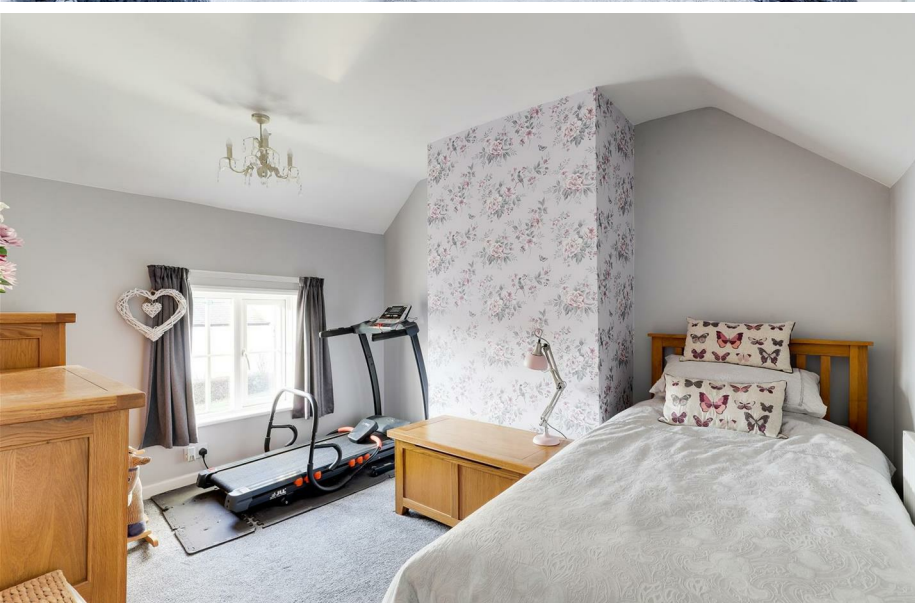
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WELL-PRESENTED THROUGHOUT

Welcome to this charming three-bedroom semi-detached cottage, once the former village post office, perfectly nestled in an idyllic location. Ideally situated, this residence offers a desirable lifestyle with close proximity to local amenities, including the picturesque Clifton Woods Nature Reserve, reputable schools, and excellent commuting links including the train station, the Nottingham City Centre and the M1. As you step inside, you are welcomed by a spacious kitchen, meticulously designed to provide both functionality and style. The kitchen boasts ample storage space, generous countertop areas, and integrated appliances, making it a delightful space for culinary enthusiasts. Adjacent to the kitchen is a cosy living room, providing a warm and inviting atmosphere for relaxation. Additionally, a versatile study/dining room offers flexibility to cater to your specific lifestyle needs. Venturing to the upper level, you'll find three well-appointed bedrooms, each offering a comfortable and tranquil retreat. The stylish three-piece bathroom suite adds a touch of sophistication to the living space. Outside, the property offers convenient access to permit parking at the front. The rear of the cottage unveils a generous-sized, well-maintained garden adorned with a diverse range of plants and shrubs. A delightful patio area beckons, providing the perfect spot to sit and revel in the beauty of the garden.

MUST BE VIEWED





- Semi-Detached Cottage
- Three-Bedrooms
- Two Reception Rooms
- Spacious Kitchen
- Stylish Bathroom
- Generous-Sized Rear Garden
- Permit Parking
- Well-Presented Throughout
- Sought-After Location
- Must Be Viewed





GROUND FLOOR

Kitchen

20'5" x 11'8" (6.23 x 3.58)

The kitchen has a range of fitted base and wall units with solid oak door and Granite worktops, a sink with a drainer and a swan neck mixer tap, an integrated dishwasher, an integrated washing machine, an integrated dryer, a freestanding range cooker, an extractor fan, partially tiled walls, tiled flooring, recessed spotlights, two radiators, two UPVC double-glazed windows to the front elevation and a single composite door providing access into the accommodation.

Hallway

3'9" x 3'4" (1.16 x 1.04)

The hallway has carpeted flooring and a radiator.

Living room

13'2" x 8'9" (4.02 x 2.68)

The living room has carpeted flooring, a recessed chimney breast alcove with a wooden beam and a tiled hearth and two UPVC double-glazed windows with shutters to the rear elevation.

Study/Dining room

8'4" x 7'5" (2.56 x 2.27)

The study/dining room has carpeted flooring, a radiator, an in-built storage cupboard, recessed spotlights, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access to the side of the property.

FIRST FLOOR

Landing

12'8" x 6'4" (3.87 x 1.95)

The landing has carpeted flooring, two UPVC double-glazed windows to the side elevation and access to the first floor accommodation.

Master Bedroom

10'9" x 8'5" (3.30 x 2.57)

The main bedroom has carpeted flooring, a radiator, in-built sliding door wardrobes and a UPVC double-glazed window to the rear elevation.

Bedroom Two

10'9" x 8'7" (3.30 x 2.63)

The second bedroom has carpeted flooring, a radiator and a UPVC double-glazed window to the front elevation.

Bedroom Three

11'10" x 9'6" (3.63 x 2.92)

The third bedroom has carpeted flooring, a radiator and a UPVC double-glazed window to the front elevation.

Bathroom

7'10" x 5'3" (2.40 x 1.62)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a shower fixture, a heated towel rail, an extractor fan, a fitted storage cupboard that houses the boiler, tiled walls, tiled flooring, recessed spotlights and a UPVC double-glazed window to the rear elevation.

OUTSIDE

Front

The front of the property has access to permit parking and gated access to the rear garden.

Rear

To the rear of the property is a private enclosed generous-sized garden with a patio area, decorative borders, various plants and shrubs, courtesy lighting and fence panelling.

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band D
This information was obtained through the directgov website.
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

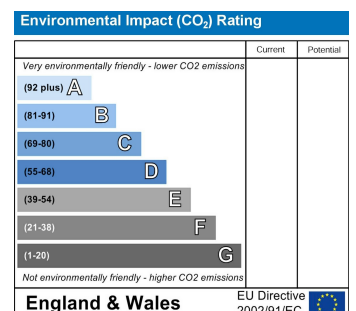
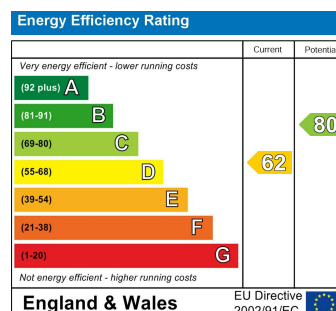
The vendor has advised the following:

Property Tenure is Freehold

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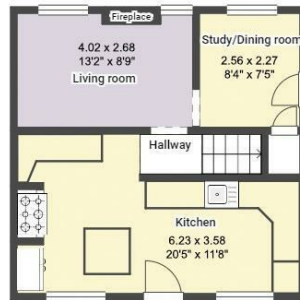
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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