

# HoldenCopley

PREPARE TO BE MOVED

Summerwood Lane, Clifton, Nottinghamshire NG11 9DQ

---

**Guide Price £220,000 - £250,000**

Summerwood Lane, Clifton, Nottinghamshire NG11 9DQ



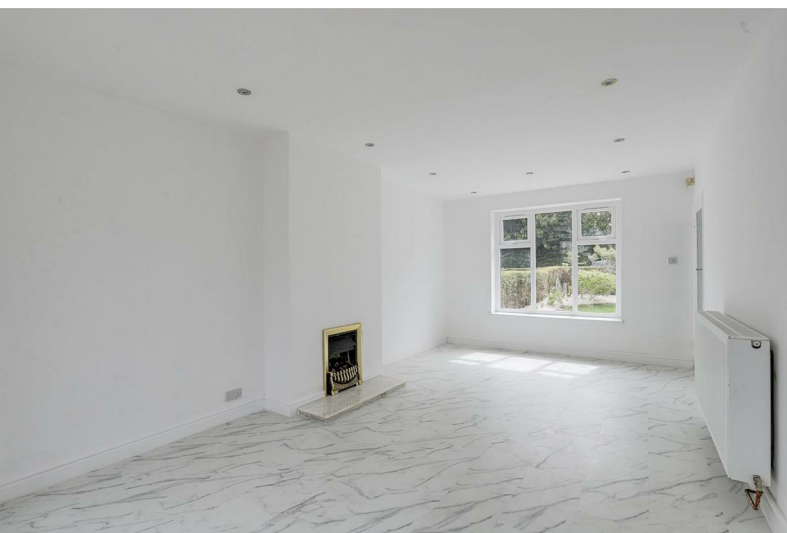


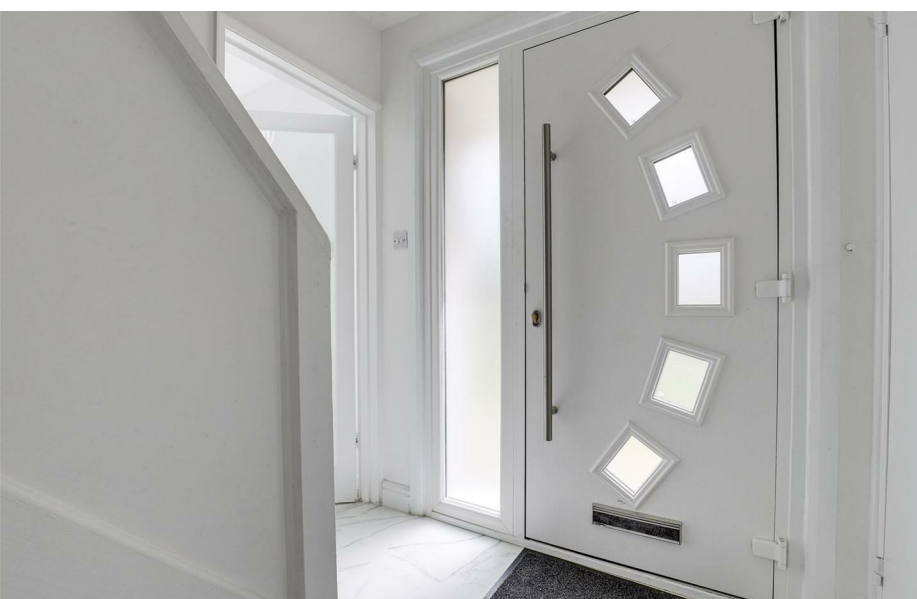
Guide Price £220,000 - £240,000

NO UPWARD CHAIN...

Nestled in a prime location close to shops, schools, and various amenities, this newly fully refurbished semi-detached house is perfect for buyers looking for a move-in-ready home. With excellent transport links to Nottingham City Centre and the surrounding areas, convenience and accessibility are at the forefront of this well-presented property. Upon entering, you are welcomed by a spacious entrance hall that leads to all main areas. The ground floor features a convenient W/C and a generously sized living room, which includes French doors opening to a bright and airy conservatory. The modern fitted kitchen has been recently updated with contemporary finishes and fixtures, complemented by a practical utility and boiler room for laundry and additional storage needs. The first floor offers three double bedrooms, all well-lit and spacious, providing ample accommodation for family and guests. The three-piece bathroom suite caters to all needs, with an additional separate W/C offering extra convenience for family living. Outside, the front of the property boasts a lawn, security lighting, a gravelled area, and a driveway leading through gates to the carport. The rear garden features a decked patio area perfect for outdoor dining, gravelled areas, a greenhouse, and beautifully planted borders. The garden is enclosed with fence panels and a hedge boundary, ensuring privacy and a peaceful environment.

MUST BE VIEWED





- Semi Detached House
- Three Double Bedrooms
- Living Rooms
- Fitted Kitchen & Utility Room
- Conservatory
- Three Piece Bathroom Suite & Two W/C's
- Off-Street Parking
- Enclosed Rear Garden
- No Upward Chain
- Must Be Viewed











## GROUND FLOOR

### Entrance Hall

The entrance hall has a full height obscure window to the front elevation, LVT Italian marble effect flooring, carpeted stairs, and a composite door providing access into the accommodation.

### W/C

This space has a UPVC double glazed obscure window to the front elevation, a concealed dual flush W/C, a vanity-style wash basin, a radiator, recessed spotlights, waterproof boarding, and LVT Italian marble effect flooring.

### Living Room

19'8" x 11'0" (6.00m x 3.36m)

The living room has a UPVC double glazed window to the front elevation, a radiator, a feature fireplace, recessed spotlights, LVT Italian marble effect flooring, and French doors opening out to the conservatory.

### Conservatory

11'9" x 7'9" (3.60m x 2.37m)

The conservatory has tiled flooring, window surround and roof, and sliding doors opening out to the rear garden.

### Kitchen

11'1" x 8'9" (3.40m x 2.69m)

The kitchen has a range of fitted base and wall units with worktops, a composite sink and half with a mixer tap and drainer, an integrated oven, a gas ring hob, glass splashback and extractor fan, a radiator, recessed spotlights, LVT Italian marble effect flooring, and a UPVC double glazed window to the rear elevation.

### Utility Room

7'8" x 4'1" (2.36m x 1.27m)

The utility room has a fitted base unit with a worktop, LVT Italian marble effect flooring, an in-built cupboard, a cupboard housing a wall-mounted boiler, and a UPVC door providing access to the rear garden.

## FIRST FLOOR

### Landing

The landing has carpeted flooring, an in-built cupboard, access into the loft, and access to the first floor accommodation.

### Bedroom One

11'3" x 10'9" (3.44m x 3.29m)

The first bedroom has a UPVC double glazed window to the front elevation, a radiator, a fitted wardrobe, a custom made designer beds , side tables with LED Lighting on the headboards, and wood-effect flooring.

### Bedroom Two

13'3" x 8'8" (4.05m x 2.66m)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, a fitted wardrobe, a custom made designer beds , side tables with LED Lighting on the headboards, and wood-effect flooring.

### Bedroom Three

10'8" x 7'11" (3.27m x 2.42m)

The third bedroom has a UPVC double glazed window to the front elevation, a radiator, a custom made designer beds , side tables with LED Lighting on the headboards, and wood-effect flooring.

### Bathroom

6'3" x 5'5" (1.93m x 1.66m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a vanity-style wash basin, a shower enclosure with a shower tower panel, recessed spotlights, and extractor fan, waterproof boarding, and wood-effect flooring.

### W/C

This space has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, recessed spotlights, waterproof boarding, and vinyl flooring.

## OUTSIDE

### Front

To the front of the property is a lawn, security lighting, a gravelled area, and a driveway to gates opening through the car port providing access to the rear garden.

### Rear

To the rear of the property is a decked patio area, gravelled areas, a greenhouse, planted borders, a fence panelled, and a hedge boundary.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 220Mbps

Phone Signal – Some coverage of Voice, 3G, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – Yes

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band A

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.

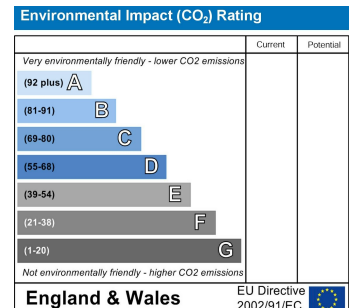
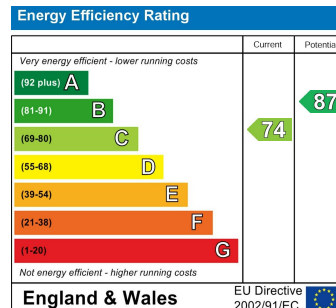
The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



# Summerwood Lane, Clifton, Nottinghamshire NG11 9DQ



#### 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.  
© HoldenCopley

## 01156712555

2 Tudor Square, West Bridgford, Nottingham, NG2 6BT

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

Agents Disclaimer: HoldenCopley, their clients and employees: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.