

HoldenCopley

PREPARE TO BE MOVED

Fabis Drive, Clifton Grove, Nottinghamshire NG11 8NZ

£325,000

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SPACIOUS FAMILY HOME WITH EXCITING POTENTIAL...

This detached four-bedroom home offers generous accommodation throughout and presents an excellent opportunity for a family buyer to modernise and create their dream home. Ideally located in a sought-after area, the property is within close proximity to a range of local shops, great schools, and excellent transport links—all while backing onto the River Trent and open fields, providing a peaceful and scenic backdrop. To the ground floor, the property comprises an entrance hall, a convenient W/C, a spacious living room, a separate dining room, and a well-appointed fitted kitchen. Upstairs, the first floor hosts four well-sized bedrooms, a three-piece bathroom suite, and access to a loft, offering further potential for development. Outside, the property benefits from a garden with a lawn, a block-paved driveway, a garage, and a lean-to, providing ample off-road parking and storage. The private rear garden enjoys a paved patio area, a well-maintained lawn, and a greenhouse, perfect for families and keen gardeners alike. Offering generous space and endless scope for modernisation and personalisation, this home is the perfect canvas for a family looking to create a bespoke home in a desirable location.

NO UPWARD CHAIN





- Detached Family Home
- Four Bedrooms
- Well Appointed Fitted Kitchen
- Two Reception Rooms
- Ground Floor W/C
- Three Piece Bathroom Suite
- Private Enclosed Rear Garden
- Off-Road Parking & Garage
- Sought After Location
- No Upward Chain





GROUND FLOOR

Hallway

13'1" x 5'10" (4.00 x 1.80)

The hallway has carpeted flooring and stairs, a built-in cupboard, coving and a single UPVC door providing access into accommodation.

W/C

6'0" x 5'4" (1.83 x 1.65)

This space has a low level flush W/C, a pedestal wash basin with a tiled splashback, tile-effect flooring, a built-in cupboard and a UPVC double-glazed obscure window to the side elevation.

Kitchen

10'0" x 9'4" (3.06 x 2.87)

The kitchen has a range of fitted base and wall units with worktops, an integrated oven, a gas hob, a stainless steel sink with a drainer, space and plumbing for a dishwasher, space for a fridge-freezer, tile-effect flooring, partially tiled walls, a serving hatch into the dining room, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access out to the garden.

Dining Room

9'7" x 9'4" (2.94 x 2.87)

The dining room has a UPVC double-glazed window to the rear elevation, carpeted flooring and coving.

Living Room

19'9" x 11'10" (6.04 x 3.62)

The living room has UPVC double-glazed windows to the front elevation, carpeted flooring, a gas fireplace with a brick surround and tiled hearth and coving.

FIRST FLOOR

Landing

13'8" x 6'0" (4.19 x 1.83)

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, access into the loft, coving and provides access to the first floor accommodation.

Master Bedroom

12'0" x 10'7" (3.67 x 3.25)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring and fitted floor to ceiling wardrobes.

Bedroom Two

12'0" x 8'10" (3.66 x 2.70)

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

Bedroom Three

10'7" x 9'6" (3.24 x 2.90)

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

Bedroom Four

9'6" x 8'10" (2.90 x 2.71)

The fourth bedroom has a UPVC double-glazed window to the rear elevation and carpeted flooring.

Bathroom

6'5" x 5'5" (1.96 x 1.67)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with a shower, carpeted flooring, tiled walls, a built-in cupboard and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front is a block paved driveway, a lean-to, a garage and a garden with a lawn, mature shrubs and various plants.

Rear

To the rear is a private garden with a paved patio, a lawn, mature shrubs and trees and a greenhouse.

Garage

16'9" x 8'2" (5.11 x 2.49)

The garage has lighting, power points, a single door and an up and over garage door.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Forced-air HVAC system
- Septic Tank – No
- Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)
- Phone Signal – All 4G & 5G, some 3G available
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Very low risk of flooding
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

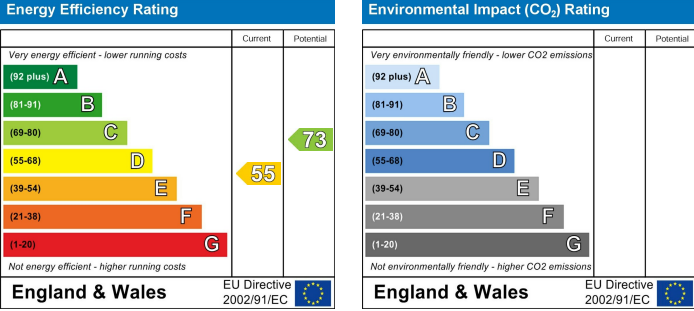
Council Tax Band Rating - Nottingham City Council - Band D
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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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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