



Village Road, Nottingham, NG11

Asking Price £300,000









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This charming property in Clifton Village offers a harmonious blend of modern comfort and timeless elegance. As you enter, the well-proportioned kitchen/diner immediately captures attention with its expansive layout. The kitchen is equipped with a large cooker/hob, an island, and ample storage, making it a perfect space for both everyday family meals and entertaining guests. Its open design seamlessly integrates with the dining area, promoting a sociable atmosphere.

The cosy living room, located at the rear, offers a warm and inviting space for relaxation. Adjacent to it is a versatile study, ideal for a home office or snug, overlooking the tranquil rear garden.

The property features three well-sized bedrooms, each with its unique charm. Bedrooms 1 and 2 are positioned at the front, offering picturesque views of Clifton Village. Bedroom 3 is located at the rear, providing serene views of the impressive garden. A modern family bathroom enhances functionality with contemporary fixtures and a bath with a shower overhead.

The highlight of the property is its expansive rear garden. This beautifully landscaped space features a variety of seating areas, including pergolas and meandering pathways, ideal for both relaxation and entertaining. Mature trees, shrubs, and flowers create a vibrant and serene environment, making the garden a perfect retreat for peaceful contemplation or lively gatherings. With its thoughtful design and lush greenery, the garden truly serves as an extension of the living space, offering a private oasis in a picturesque setting.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

KEY FEATURES

- Semi-detached
- 3 bedrooms
- Three well-appointed bedrooms with scenic views
- Very large rear garden with seating areas and mature landscaping

DETAILS

Kitchen/Diner (6.22m x 3.58m / 20'5" x 11'9")

The heart of the home, this spacious kitchen/diner greets you as you step in from the front door. Well laid out with significant storage space, it features a large cooker/hob, an island, and a sink. This impressive space is perfect for entertaining guests or enjoying family meals.

Living Room (3.85m x 2.68m / 12'8" x 8'9")

A cosy living room situated at the back of the property, providing a comfortable retreat for relaxation and family time. Its intimate setting is ideal for unwinding after a long day.

Study (2.36m x 2.27m / 7'8" x 7'5")

This perfect space for a study or snug is located at the back of the property, offering serene views of the rear garden. It's ideal for working from home or enjoying a quiet reading area.

Bedroom 1 (3.34m x 2.6m / 10'11" x 8'6")

Located at the front of the property, this bedroom offers delightful views of Clifton Village, creating a serene and peaceful ambience. Its spacious layout ensures a restful retreat.

Bedroom 2 (3.96m x 2.9m / 13' x 9'6")

Also at the front of the property, this spacious bedroom provides lovely views of Clifton Village, ensuring a picturesque start to each day.

Bedroom 3 (3.29m x 2.3m / 10'9" x 7'6")

Situated at the rear of the property, this bedroom offers views of the impressive back garden, making it a tranquil and inviting

space.

Family Bathroom

A modern bathroom featuring a toilet, sink, and a bath with a shower over it. This well-appointed space is designed for both functionality and style.

Rear Garden

The highlight of the property, the large rear garden features various seating areas, meandering pathways, pergolas, and a stunning array of well-thought-out trees, shrubs, and flowers. It's a perfect sanctuary for outdoor relaxation and entertainment.

Location Summary

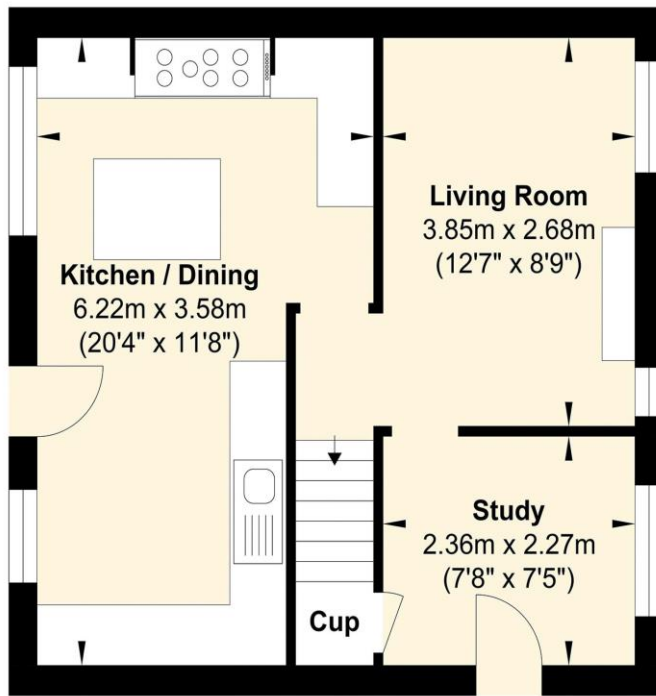
Clifton Village, located on the outskirts of Nottingham, is a historic and picturesque area known for its premium conservation status. With landmarks such as Clifton Hall and the local church, the village offers a blend of historical charm and modern convenience. Residents benefit from quick access to the A453, the M1, and Nottingham city centre, as well as proximity to Nottingham Trent University. At only 8 mins to East Midlands Park Way train station, direct trains to London are within easy reach. For those seeking adventures further afield, the East Midlands airport is only 15-minutes away from the property offering rapid door-to-door international travel.

Viewings

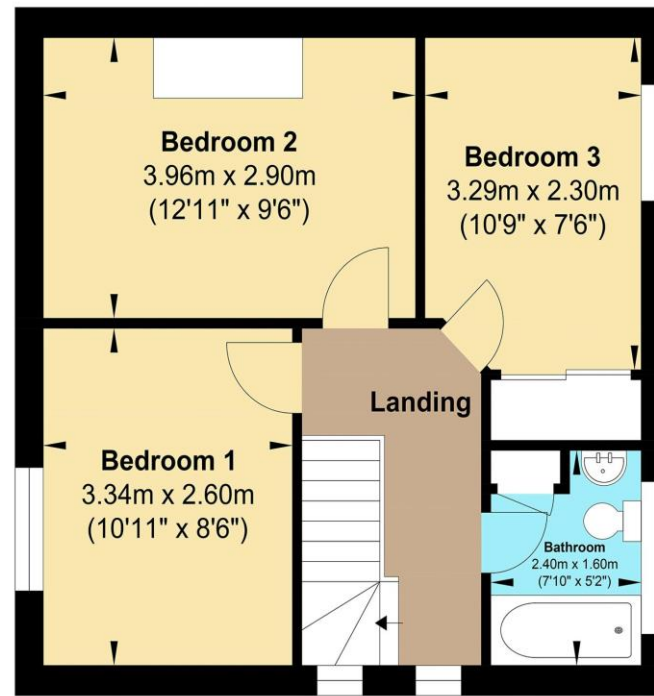
Strictly by appointment with selling agents. Please contact Wigwam Homes today to book your viewing.

Fixtures & Fittings

Various fixtures and fittings may be available by separate negotiation and need to be confirmed prior to processing a formal offer.



Ground Floor



First Floor



Gross Internal Floor Area : 79.12 m2 ... 851.64 ft2

This floor plan is for illustrative purposes and layout guidance only. It is not drawn to scale.
Dimensions should not be used for carpet or flooring sizes and are not intended to form part of any contract.