



3 Farriers Green,  
Clifton Village, NG11 8ND

TJ  
THOMAS  
JAMES

# 3 Farriers Green, Clifton Village, NG11 8ND

\*\*\* GUIDE PRICE £625,000 - £650,000 \*\*\*

Nestled in the heart of the historic and meticulously preserved Clifton Village, this stunning four-bedroom detached home seamlessly merges expansive family living with contemporary elegance.

Recently and thoughtfully renovated with the needs of a bustling family in mind, the property boasts impeccably presented and well-proportioned spaces, featuring the added comforts of gas central heating and double glazing.

The rear of the residence unveils beautifully landscaped, mature gardens, while the front showcases a block-paved driveway and a double garage, providing convenient off-road parking. Situated on a private road, the property shares access with only seven other exclusive residences.

Designed with modern living in mind, this well-conceived home facilitates easy connections to the city and beyond, thanks to its proximity to tram networks and the M1 motorway. Additionally, a plethora of amenities are conveniently situated nearby, enhancing the overall appeal and practicality of this residence for its prospective owner.

An on-site visit is highly recommended to truly appreciate the charm and functionality of this home.

## Guide Price £625,000





## ACCOMMODATION

The entrance door opens into an entrance porch, which in turn leads into the reception hall.

From the reception hall, there are stairs rising to the first floor, and doors into the the generously proportioned living room, a second reception room with French doors opening to the rear garden, and a bright and airy kitchen/family room, with further French doors and featuring soft-close drawers with an elegant off-white matte finish, creating a modern and pristine ambiance.

A useful utility room, and a cloakroom/wc complete the ground floor accommodation.

On reaching the first floor, the landing gives access to four good size bedrooms (the master with an en-suite shower room), and the modern fitted shower room.

## OUTSIDE

Outside, the property showcases beautifully landscaped gardens with mature plants, tasteful borders, and a lawn that extends gracefully from the rear to the side of the house. There is an expansive patio seating area, a discreet privacy door providing access to the double garage and an additional entry point to the garden from the side.

The block paved driveway at the front provides off road parking and in turn gives access to the double garage.

## Council Tax Band

Council Tax Band F. Nottingham City Council.

Amount Payable 2023/2024 £3,483.50.

## Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

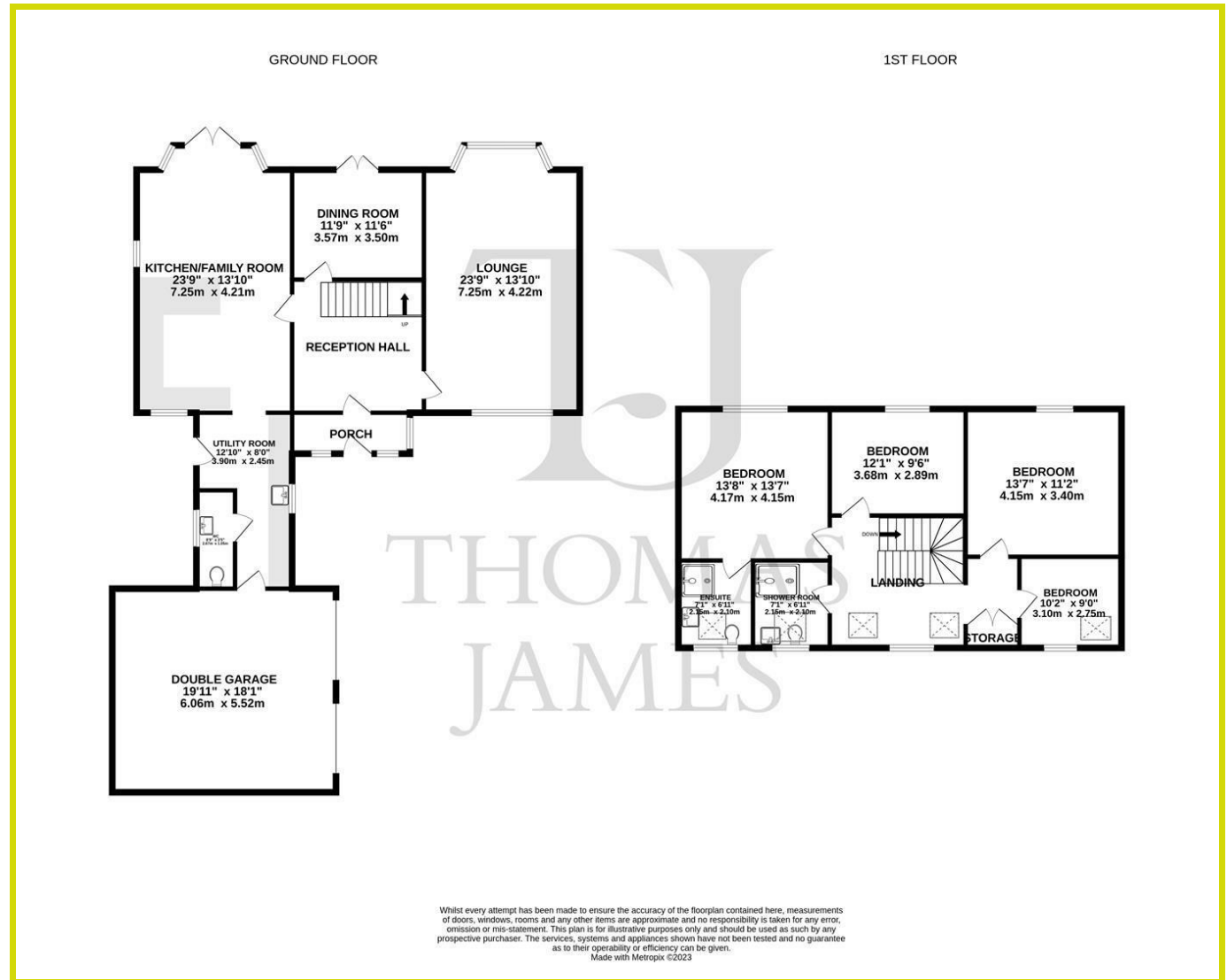
## DISCLAIMER NOTES

These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

## MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Thomas James Estate Agents, 20 High Street, Ruddington, Nottinghamshire, NG11 6EH

Tel: 0115 9844660 | Email: ruddington@tjea.com | Web: www.tjea.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

