



54 Village Road,  
Clifton Village, NG11 8NE



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\*\*\* GUIDE PRICE £550,000 - £575,000 \*\*\*

This well presented detached bungalow provides spacious accommodation including: a welcoming entrance hall, a bright living room with windows to three sides, a fitted kitchen with a range of integrated appliances and French doors opening to the garden, a useful utility room/wc, three double bedrooms, and a fitted shower room.

Benefiting from gas central heating and double glazing, the property has well maintained enclosed gardens to the rear, a further attractive garden to the front, plus a driveway and garage providing off road parking for a number of vehicles.

Clifton Village is a highly regarded rural location which boasts a very active village Residents Association, and enjoys easy access to the M1, East Midlands Airport, Nottingham City Centre and Queens Medical Centre.

Offered to the market with no upward chain. Viewing is highly recommended.

## Guide Price £550,000







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## ACCOMMODATION

The composite entrance door opens to the entrance hall. From here, there are multi paned double doors opening into the living room, and doors into all three double bedrooms, and the fitted shower room.

The bright living room has windows to the front, side and rear elevations, and a feature stone hearth with a decorative mantle-piece over. Multi paned double doors lead from the living room, into the hallway. From here, there is a composite door opening to the garden, further multi paned double doors into the kitchen, and a door into the utility room/wc.

Fitted with a range of wall and base units, with work surfaces over, the kitchen has an under mounted sink with a swan neck mixer tap over, space and plumbing for a dishwasher, and integrated appliances including a fridge/freezer, a double oven, and an induction hob. There are windows to the side and rear, including some full height windows, plus French doors opening to the garden.

The utility room/wc is fitted with a low level dual flush wc, and a wash hand basin. There is space and plumbing for a washing machine, space for a dryer, wall units and a work surface. The utility room/wc houses the wall mounted boiler, and has a window to the side.

The main bedroom overlooks the front, whilst bedroom two has dual aspect windows to the side and rear, and bedroom three overlooks the rear.

Completing the accommodation is the shower room, which is fitted with a walk in shower enclosure with a

rainfall shower, a vanity wash hand basin with storage, and a low level dual flush wc.

## OUTSIDE

At the front of the property, the driveway provides off road parking for a number of vehicles, and in turn gives access to the GARAGE. There is a lawned garden adjacent, with a picket fence to the boundary, and gated access to the rear garden.

The rear garden is enclosed by mature hedges and timber screen fencing and includes; two paved patio seating areas, a lawned area, a variety of plants and shrubs, and decorative hedged borders. There is also courtesy lighting.

## Council Tax Band

Council Tax Band F. Nottingham City Council.

Amount Payable 2024/2025 £3,653.99.

## Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson 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.



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## 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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
	<b>83</b>
	<b>71</b>
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	
England & Wales	



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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