



52 Fabis Drive,
Clifton Grove, NG11 8NZ

TJ
THOMAS
JAMES

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This spacious detached home provides immaculately well presented accommodation, with a versatile layout that will lend itself easily to the needs of a busy family.

Arranged over two floors, the extended accommodation includes an entrance hall, a living room, a dining room, a kitchen (opening to a canopied decked area/sun room), plus a bedroom, with an en-suite shower room, which leads in turn to a second living room (also opening to the canopied decked area/sun room) on the ground floor, with the first floor landing giving access to four bedrooms, and the family shower room.

Benefiting from gas central heating, and double glazing, the property also has parquet flooring throughout the ground floor.

There is a good size garden to the rear of the property, plus a block paved driveway and single garage at the front, providing off road parking for multiple vehicles.

Ideally situated for access to the Queens Medical Centre, East Midlands Airport and East Midland Parkway train station. The property is within easy reach of Nottingham City Centre and a wealth of local facilities via local transport links, including the tram network.

Viewing is essential!

Guide Price £415,000





ACCOMMODATION

The UPVC entrance door opens to the entrance hall. The entrance hall has a radiator, a ceiling light point, and doors into the living room, and the ground floor wc.

The ground floor wc is fitted with a low flush wc, and a pedestal wash hand basin. There is a window to the front, and a radiator.

The living room has a large bay window to the front, ceiling light points, a dual fuel log burner set on a marble effect hearth with a wooden surround, stairs rising to the first floor, and double doors opening to the dining room.

The dining room has a window to the side, a ceiling light point, and doors into the kitchen, and the ground floor bedroom.

Fitted with a range of wall and base units, and roll edge work surfaces, the kitchen has a composite sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, space for an American style fridge/freezer, plus an integrated oven, microwave, and gas hob with an extractor hood over. There is a larder cupboard, tiling to the walls, two ceiling light points, a radiator, a door opening to the side, and double doors opening to a canopied decked area/sun room.

Of UPVC construction, the canopied decked area/sun room gives open access to the rear garden.

Accessed from the dining room, the ground floor bedroom has a window to the side, a ceiling light point, and doors into a further living room, and an en-suite wetroom. The en-suite wetroom has an electric shower, a pedestal wash hand basin, and a low flush wc.

The living room has a large window to the rear, a multi fuel burning stove, and double doors opening to the canopied decked area/sun room.

On reaching the first floor, the landing has a built in storage cupboard, a loft access hatch, and doors into four bedrooms, and the family shower room.

Bedrooms one and two have windows to the front, a ceiling light point, a radiator, and built in wardrobes. Bedrooms three and four have windows to the rear, a ceiling light point, and a radiator. (Bedroom three also with built in wardrobes).

Completing the accommodation, the family shower room is fully tiled and fitted with a corner shower cubicle, a wash hand basin with a vanity cupboard beneath, and a low flush wc. There is an extractor fan, a wall mounted vanity unit, and a window to the rear.

OUTSIDE

The block paved driveway at the front of the property provides off road parking for up to five vehicles, and in turn gives access to the SINGLE GARAGE (with an up and over door, and power and lighting connected), and also to the entrance door.

There is a large garden to the rear of the property which overlooks Clifton Grove and includes; a patio seating area, and an artificially lawned area. Fully enclosed, the garden also houses two sheds.

Council Tax Band

Council Tax Band D. Nottingham City Council.

Amount Payable 2024/2025 £2,529.69.

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		81
(81-91)	B		
(69-80)	C	72	
(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	



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