



5 Orchard Close,  
Clifton Village, NG11 8NG

TJ  
THOMAS  
JAMES

# 5 Orchard Close, Clifton Village, NG11 8NG

\*\*\*\* GUIDE PRICE £500,000 - £520,000 \*\*\*\*

Discover a gem of a bungalow stretching over a spacious plot. The property boasts three /four comfortable bedrooms one with dressing room, providing ample personal space. There's a generously proportioned sunroom providing an extra space for relaxation. The solitary bathroom completes with a shower and bathtub ensuring the ultimate comfort for your daily routines. The open plan kitchen dinner is well proportioned with a door opening to the sunroom and also French doors opening into the lounge.

The property's plan further highlights a well-sized living room, offering a cozy area for family gatherings and casual entertainment. The inclusion of garage space brings along the convenience of secure parking or additional storage.

Benefiting from gas central heating and double glazing, the property occupies a plot of approximately a quarter of an acre and has mature gardens, a driveway, and a single garage.

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.

## Guide Price £500,000





#### ACCOMMODATION

The entrance door has glazed panels to both sides, and opens to the entrance porch. The entrance porch has a further door opening to the reception hall. From the reception hall, there are doors into the dining room, the lounge, the breakfast kitchen/dining area, three bedrooms, and the family bathroom.

The dining room has a window to the side, and a door opening to the breakfast kitchen/dining area.

Recently redecorated, the lounge has a ceiling light point, and a window overlooking the garden.

Fitted with a range of wall, drawer and base units, the breakfast kitchen/dining area has a stainless steel sink and drainer unit with a mixer tap over, space and plumbing for both a washing machine and a dishwasher, and space for a tumble dryer. There are windows to the side and rear, a radiator, and access to the conservatory.

Of UPVC construction, the conservatory has a pitched roof, tiled flooring, a ceiling light point, and two sets of French doors opening to the rear garden.

Bedroom three overlooks the front, and has a ceiling light point, and a radiator.

Bedroom two overlooks the front, and has a ceiling light point, a radiator, a range of built in wardrobes, and a door into the utility room.

With a window to the rear, and a door to the garage, the utility room offers scope for conversion to a dressing room, or an en-suite.

Bedroom three overlooks the front, and has a ceiling light point, and a radiator.

The family bathroom has recently been upgraded, and is fitted with a wc, a wash hand basin, and a bath with a mixer tap over.

Bedroom four is accessed via bedroom three.

#### OUTSIDE

To the front of the property there is a lawned garden, and a pathway leading to the entrance door.

The driveway provides off road parking for one vehicle, and in turn gives access to the SINGLE GARAGE (with an electric up and over door, power and light connected, a window to the rear, and a pedestrian door to the rear garden).

There is a good size mature garden to the rear of the property which includes; a patio seating area, established shrubs, and raised borders.

#### Council Tax Band

Council Tax Band E. Nottingham City Council.

Amount Payable 2024/2025 £3,091.84.

#### Referral Arrangement Note

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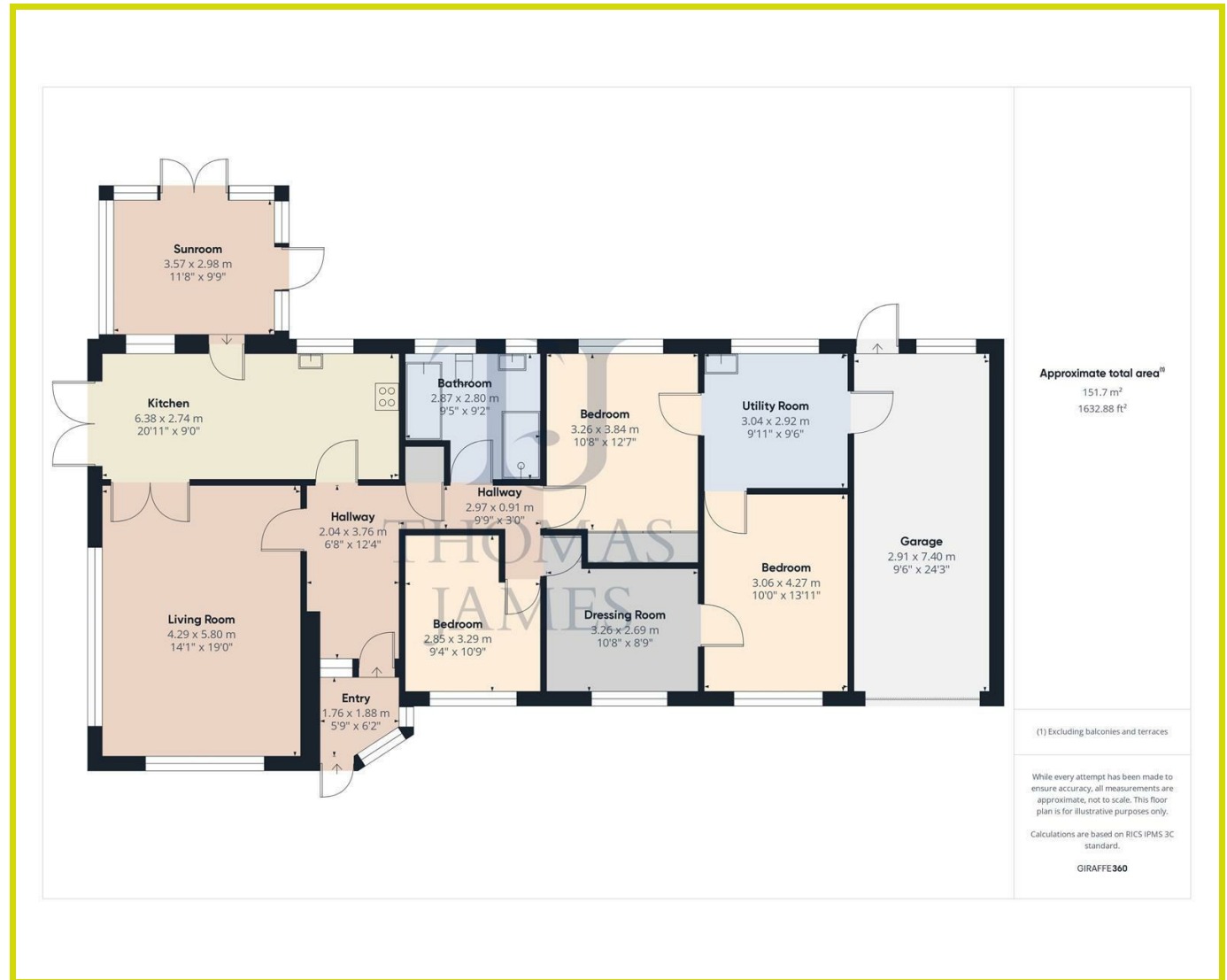
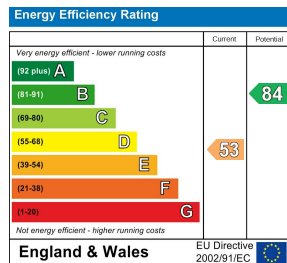


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## MONEY LAUNDERING

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