



36 Pieris Drive,
Barton Green, Clifton, NG11 8SR

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** GUIDE PRICE £275,000 TO £295,000 **

Extended in recent years, this well presented semi detached home provides spacious accommodation arranged over two floors including: an entrance hallway, a lounge, a fitted breakfast kitchen with open access to a seating area, plus a conservatory with French doors opening to the rear garden on the ground floor, with the first floor landing giving access to three bedrooms (one with an en-suite shower room), and the family bathroom.

Benefiting from gas central heating and double glazing, the property has an enclosed garden to the rear, and a recently laid Presscrete drive at the front providing off road parking for a number of vehicles.

Ideally situated for access to the Queens Medical Centre, East Midlands Airport and East Midland Parkway train station, popular Universities, the property is within easy reach of Nottingham City Centre and a wealth of local facilities, including shops, doctors, dentist and a leisure centre.

Viewing is highly recommended.

Guide Price £275,000





ACCOMMODATION

The composite entrance door opens to the entrance hallway. The entrance hallway has stairs off to the first floor, a ceiling light point, a radiator, and a door into the lounge.

The lounge has a bay window with fitted shutters to the front, an electric fire in a feature surround, coving, spot lighting, a radiator, an under stairs storage cupboard, and double doors opening to the breakfast kitchen.

The breakfast kitchen has a range of wall, drawer and base units, a stainless steel sink and drainer unit with a mixer tap over, space for a fridge/freezer, plus built in appliances including a dishwasher, an oven, a microwave, and a Bosch electric hob with an extractor hood over. There is a window overlooking the conservatory, space for a table and chairs, high gloss tiled flooring, open access to the seating area, and French doors opening to the rear garden. The seating area has a window to the front, a log burner, a feature radiator, a ceiling light point, high gloss tiled flooring, and bi-fold doors opening to the conservatory.

The conservatory has a dwarf wall, a pitched roof, and French doors opening to the rear garden.

On reaching the first floor, the landing has a storage cupboard, a loft access hatch, and doors into all three bedrooms, and the family bathroom.

The family bathroom has a bath with a mixer tap and electric shower over, a wash hand basin set in a vanity unit, and a wc set in a vanity unit. There is a window to the rear, spot lighting, tiled flooring, and a heated towel rail.

Bedroom three has a window to the rear, a radiator, a ceiling light point, and laminate flooring.

Bedroom two has two windows to the front, two radiators, an over stairs storage cupboard, and spot lighting.

Bedroom one has a window to the front, a radiator, spot lighting, a loft hatch, a range of built in wardrobes, and a door opening to the en-suite shower room. The en-suite shower room has a shower cubicle, a wash hand basin with a mixer tap, set in a vanity unit, and a wc. There is a window to the rear, a storage cupboard, laminate flooring, and a heated towel rail.

OUTSIDE

The recently laid Presscrete driveway at the front of the property provides off road parking for a number of vehicles. There is gated access to the rear garden, and access to the entrance door.

The rear garden includes a large patio seating area, a lawned area, and raised beds. Fully enclosed, the garden has an external light, and houses two storage sheds.

Council Tax Band

Council Tax Band B. Nottingham City Council.

Amount Payable 2025/2026 £2,065.93

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.

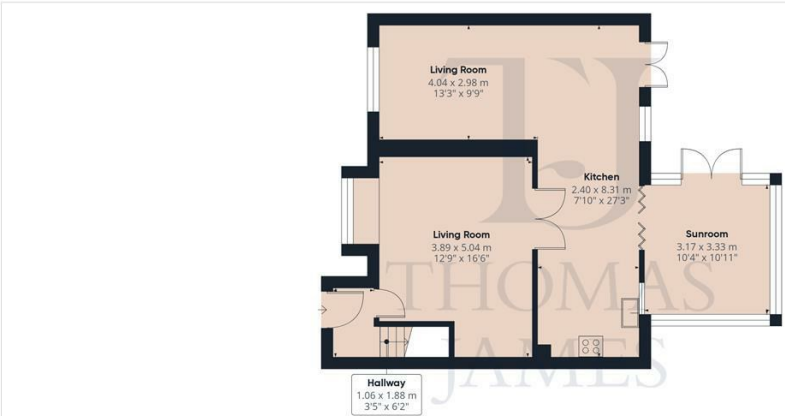
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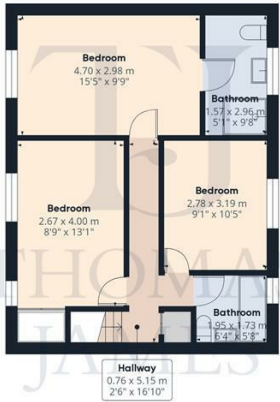
MONEY LAUNDERING

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) A		
(81-91) B		
(69-80) C		
(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		



Floor 0



Floor 1

Approximate total area^m
112.83 m²
1214.48 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.

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