



25 Collingwood Close,
Clifton Grove, NG11 8PF

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GUIDE PRICE: £385,000 - £390,000

This well presented extended detached family home provides accommodation arranged over two floors including: an entrance hallway, a lounge/dining room, a conservatory, a modern kitchen, a utility room, and a wc on the ground floor, with the first floor landing giving access to three double bedrooms, and the four piece family bathroom.

Benefiting from gas central heating and double glazing, the property has an enclosed garden to the rear, a further garden to the front, and a driveway providing off road parking. The garage has been divided to provide the utility room and a storage area.

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 highly recommended.

Guide Price £385,000





ACCOMMODATION

The UPVC entrance door opens to a large entrance hallway. The entrance hallway has stairs off to the first floor, two radiators, a ceiling light point and two wall light points, and doors into the lounge/dining room, the kitchen, the utility room, and the ground floor wc.

The utility room has larger units, space and plumbing for a washing machine, space for a dryer, and space for two American style fridge/freezers. The wall mounted combination boiler is housed here, and there is a ceiling light point, and a personnel door into the garage.

The ground floor wc is fitted with a low flush wc, and a wash hand basin. There is a ceiling spot light.

The kitchen has a range of wall and base units, roll edge work surfaces, a one and a half bowl composite sink and drainer unit with a mixer tap over, space and plumbing for a dishwasher, plus space for a range cooker with an extractor hood over. There is a window to the rear, spot lighting, a radiator, a UPVC door opening to the side, and a door into the conservatory.

Of UPVC construction, the conservatory has a light and fan, sliding doors into the lounge/dining room, and a door opening to the rear garden.

The lounge/dining room has a bay window to the front, a wall mounted electric fire, two radiators, a ceiling light point and two wall light points.

On reaching the first floor, the landing has a window to the side, a ceiling light point, a loft access hatch, and doors into all three double bedrooms, and the family bathroom.

Bedroom one has a window to the front, a radiator, a ceiling light point and fan, and wardrobes with mirrored sliding doors.

Bedroom two has a window to the rear, a radiator, a ceiling light point, and wardrobes with mirrored sliding doors.

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

Completing the accommodation, the family bathroom is fully tiled and fitted with a four piece suite comprising: a panelled bath, a double shower cubicle with a glazed screen and a rainfall shower, a wash hand basin with a vanity unit beneath, and a low flush wc. There are two windows to the side, and spot lights.

OUTSIDE

The driveway at the front of the property provides off road parking for one vehicle, and in turn gives access to the SINGLE GARAGE (With an up and over door, and power and lighting connected). The garage has been divided to provide the utility room, and a storage area). There is a lawned garden adjacent, and access to the entrance door.

The rear garden is laid mainly to patio seating areas, with a lawned area, bedding plants, and established trees. Enclosed by timber screen fencing, the garden housed a storage shed.

Council Tax Band

Council Tax Band D. Nottingham City Council.

Amount Payable 2025/2026 £2,656.19.

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.

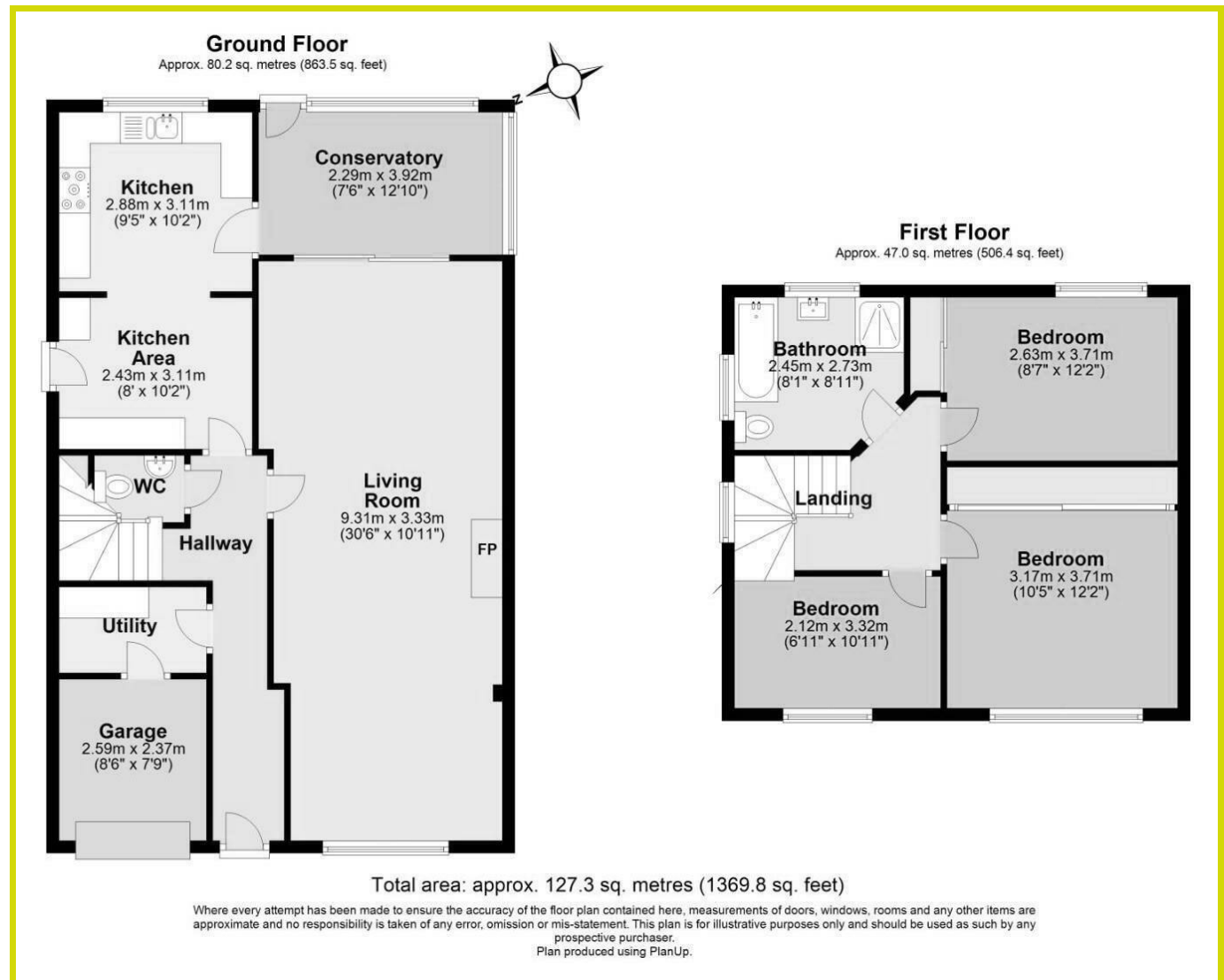
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MONEY LAUNDERING

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		



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