



Fabis Drive, Clifton



**£415,000**

- EXTENDED DETACHED FAMILY HOME
- PLUS ONE BEDROOM ANNEX
- HOUSE WITH FOUR BEDROOMS
- TWO RECEPTION ROOMS
- LARGE CONTEMPORARY INTEGRATED KITCHEN
- COVERED GARDEN DECK
- FREEHOLD
- EPC rating C



This highly deceptive detached family home includes a one bedroom attached annex whilst occupying this sought after location near to Nottingham Trent University campus and just short stroll around the corner to the beautiful Clifton Grove nature trail leading down to the River Trent.

The property should not be dismissed from a roadside glance, as the highly versatile accommodation would ideally suit the young and growing or blended families as well as those seeking accommodation for the dependant relative or teenager suite etc.

Enter through the hall with handy ground floor wc and straight into a front facing lounge which features Amtico wood effect flooring that spans through here into the sitting room and beyond, as well as being centred around a quality roaring cast iron log burner with sandstone surround.

Double doors lead into a sitting room providing access into the annex as well as into a large contemporary shaker style kitchen enjoying a range of appliances including Neff twin ovens, five ring gas burner, extractor, CDA fitted microwave, double door wine cooler and space for an American style fridge freezer. There's plumbing for a washing machine, ceramic tile effect Amtico flooring, under stairs storage alcove, side entrance door, partially vaulted ceiling with Velux window and double doors that lead out into a covered summer deck area.





The generous annex offers its own cosy lounge with vaulted ceiling and roaring cast iron log burner and this overlooks the rear garden and also has French doors leading into the covered deck. The double sized bedroom also has a vaulted ceiling with Velux window, contemporary vertical hung radiator and leads into a wet room style shower with mixer shower, WC, wash hand basin, ceiling spotlights and chrome heated towel radiator.

Upstairs there are four bedrooms (three double) with bedrooms one and two both having a range of fitted wardrobes, there are free standing wardrobes in bedroom three whilst the contemporary vanity style shower room enjoys a corner shower enclosure with mixer shower with rain style shower head, separate attachment, fully tiled walls and floor, vanity cupboards, ceiling spotlights, extractor, chrome heated towel radiator and window.

The property occupies this horseshoe shaped cul-de-sac loop with the property having a broad block paved driveway frontage with enough parking for approximately three cars side by side and this leads to an integral single garage with up and over door, light, power and side pedestrian door. Gated access to the side leads around to the rear of the property which enjoys a leafy backdrop, low maintenance artificial lawn and surrounding paved patio with borders, shrubs and flowers, timber built summer house/work shop and garden shed and this is private and enclosed not overlooked from beyond.

To find the property, proceed from the Crusader island towards Clifton, straight over the second island passing Nottingham Trent University on your left and to the next roundabout where you should turn left onto Fabis Drive, the property is situated around up the right hand side identified by the agents 'For Sale' board.

Good to know: The property has uPVC double glazing throughout. Gas central heating powered by an Ideal combination boiler located in the garage. There are solar panels owned by the property which provide majority free electricity through the daytime when the sun is shining with any remainder being sold back to the National Grid. The solar panels are transferable which would be on a new current tariff. The property also has a home CCTV security system which will remain with the property.





ENTRANCE HALL 2.05m x 0.96m (6'8" x 3'1")

GROUND FLOOR WC 2.05m x 0.95m (6'8" x 3'1")

LOUNGE 4.62m x 4.13m (15'2" x 13'6")

SITTING ROOM 3.01m x 3.12m (9'11" x 10'2")

KITCHEN 6.17m x 3.89m (Narrowing to 2.76) (20'2" x 12'10")

ANNEX LOUNGE 3.92m x 2.85m (12'11" x 9'5")

ANNEX BEDROOM 4.13m x 3.06m (13'6" x 10'0")

SHOWER ROOM 2.74m x 1.22m (9'0" x 4'0")

BEDROOM ONE 3.73m x 3.67m (12'2" x 12'0")

BEDROOM TWO 3.16m x 2.57m (10'5" x 8'5")

BEDROOM THREE 3.37m x 2.70m (11'1" x 8'11")

BEDROOM FOUR 2.94m x 2.28m (9'7" x 7'6")

SHOWER ROOM 1.77m x 2.05m (5'10" x 6'8")

COVERED DECK 4.07m x 3.09m (13'5" x 10'1")







## SERVICES & TENURE

All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Nottingham City Council - Tax Band D.

## DISCLAIMER

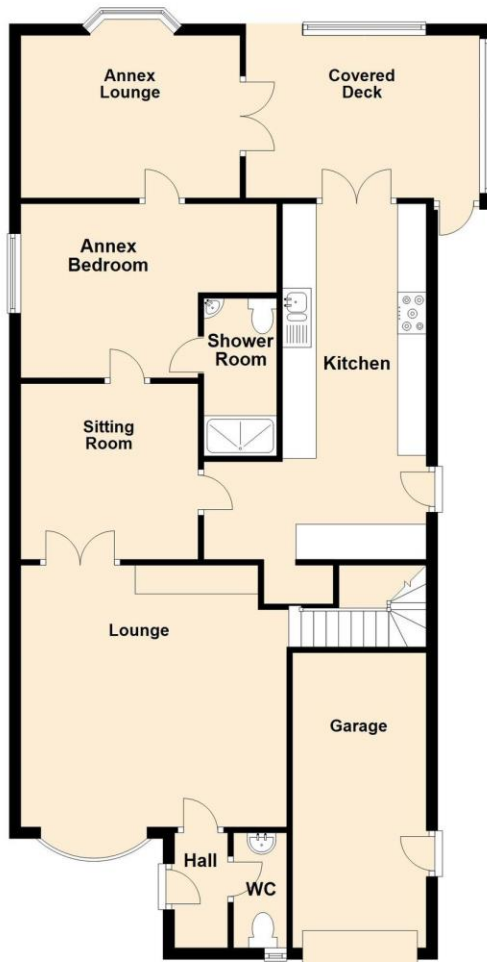
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

## REFERRALS

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers. We may receive a referral fee of up to £300 if you use their services. If you require more information regarding our referral programmes, please ask at our office.

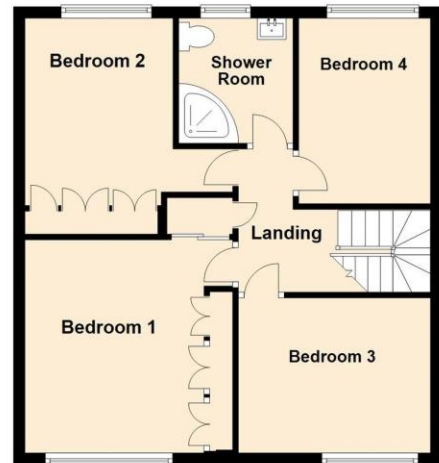
### Ground Floor

Approx. 110.2 sq. metres (1186.3 sq. feet)



### First Floor

Approx. 53.7 sq. metres (578.5 sq. feet)



Total area: approx. 164.0 sq. metres (1764.8 sq. feet)





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