



26 Claygate, Nottingham, NG3 6JX

Asking Price £325,000

- Spacious and Well Presented Three/Four Bedroom Detached House
- Large Extended Open Plan Lounge/Kitchen/Diner
- Dining Room and Utility Room
- Downstairs W.C

26 Claygate, Nottingham NG3 6JX

Spacious and Extremely Well Presented Three/Four Bedroom Detached House. Extended to the rear providing a beautiful open plan Lounge/Kitchen/Diner. Utility Room. Downstairs W.C. Dining Room. Bedroom Four/Office. Three further Double Bedrooms and a Ensuite to the master. Modern Family Bathroom. Gardens and Driveway to the front. Extensive Tiered Garden to the Rear.



Council Tax Band: D



Entrance Hall

Doors to Dining Room and Bedroom Four/Office.

Stairs to the first floor.

Dining Room

13'1 x 11'2

Window to the front elevation. Opens into the Lounge/Kitchen/Diner.

Bedroom Four/Office

16'5 x 7'10

Laminate wood flooring. Window to the front.

Cupboard housing the boiler.

Kitchen/Lounge/Diner

23'7 max x 14'5 max

Large Open Plan room comprising kitchen area that opens to a lounge and dining area. Breakfast bar. Bi folds to the side elevation. Window to the rear. Door to the Utility Room. Understairs cupboard. Roof lantern.

Utility Room

7'3 x 5'11

Door to the side elevation. Space for washer and dryer. Window to the rear. Door to the W.C.

W.C

Window the side elevation. Toilet. Sink unit.

Landing

Doors to all Bedrooms and the Bathroom.

Master Bedroom

13'9 x 10'6

Window to the rear. Door to the ensuite.

Ensuite

Window to the rear. Hidden cistern toilet and inset sink. Built in shower cubicle.

Bedroom Two

11'2 x 9'2

Window to the front elevation.

Bedroom Three

12'6 x 8'6

Window to the front.

Bathroom

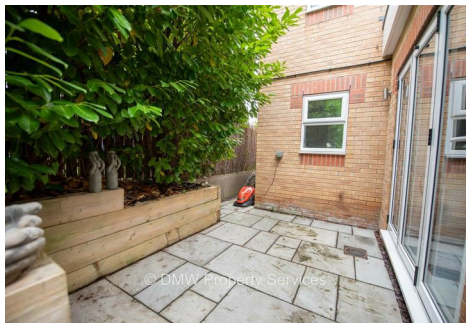
7'3 x 9'11

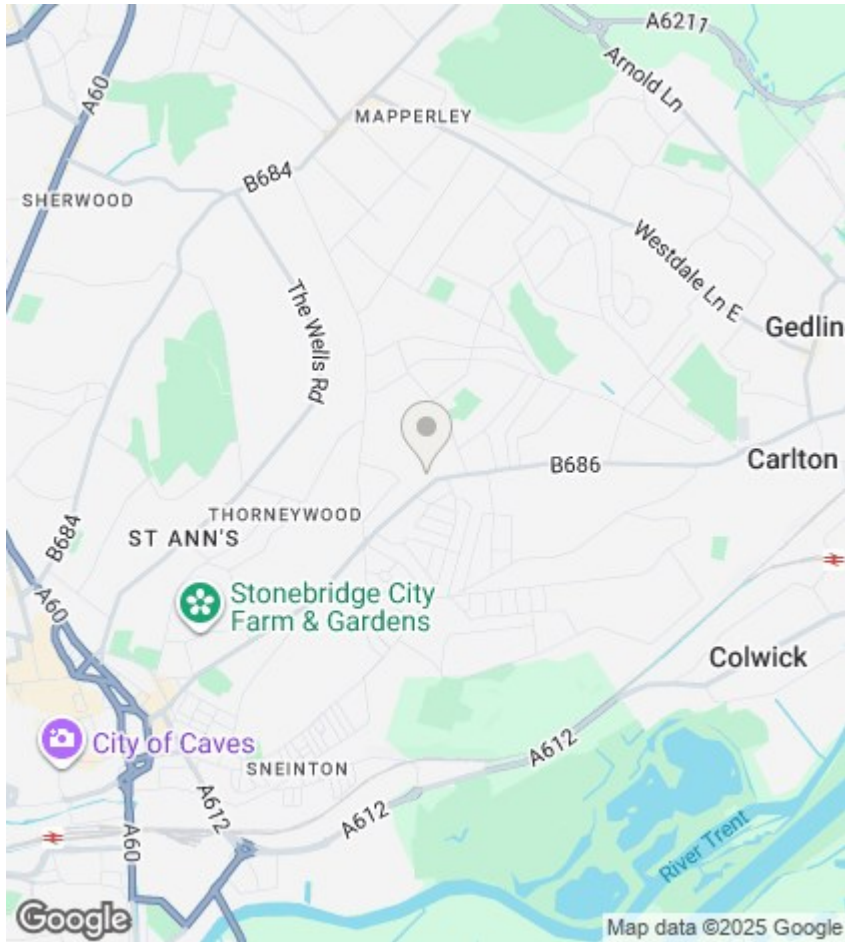
Panelled bath with shower over. Sink and Toilet.

Exterior

Spacious tiered garden with patio area and lawn.







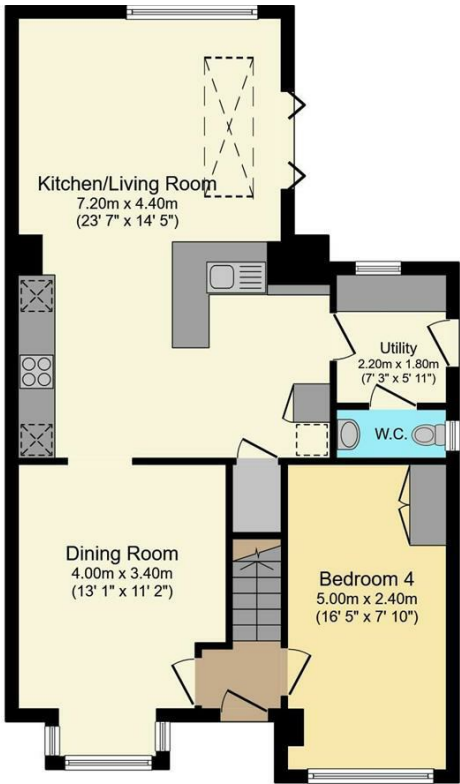
Viewings

Viewings by arrangement only. Call 01159625003 to make an appointment.

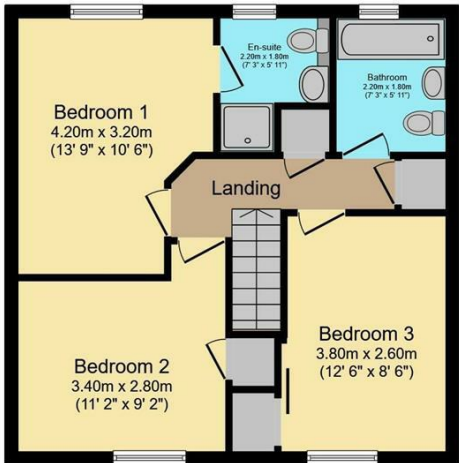
EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	86
(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



Ground Floor



First Floor

Total floor area 121.5 sq.m. (1,308 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com