

# SUPERIOR HOMES

# ROYSTON & LUND





# 8 Parkland Close

Clifton Village | NG11 8NX

Guide Price £495,000

Guide Price Range £495,000 - £515,000 \*No Chain\*

This delightful three-bedroom detached bungalow offers an outstanding example of modern living, showcasing meticulous attention to detail throughout. The home is stylishly finished throughout, featuring a contemporary kitchen and updated bathroom suites. Located in the highly sought-after area of Clifton Village, it is surrounded by a variety of local conveniences, including shops, restaurants, and excellent transport links to Nottingham city centre. Additionally, it is within close proximity to the picturesque River Trent, offering pleasant walking routes and green spaces. It also gives great access links to Nottingham University and East Midlands Airport.

The interior of the property begins with a well-designed storm porch which leads to the welcoming entrance hall. There is a spacious bay-fronted living room, creating a bright and inviting space to relax. The adjacent dining room includes patio doors that open onto the rear patio, providing the perfect setting for entertaining or enjoying a meal with a view of the garden. The kitchen is equipped with integrated appliances, catering to the needs of modern lifestyles, while three generously sized bedrooms offer comfort. A sleek, modern bathroom features a walk-in shower, and an additional WC provides further convenience for residents and guests.

Externally, the property benefits from a single garage, which provides additional storage or extra off-road parking options. The front of the home features a large driveway, accommodating multiple vehicles with ease. To the rear, a private, south-facing garden awaits, complete with multiple patio areas that have been well-maintained by the current vendor. The garden is also perfect for entertaining during the warmer months. This bungalow perfectly combines contemporary comforts with a prime location, making it a truly desirable residence.





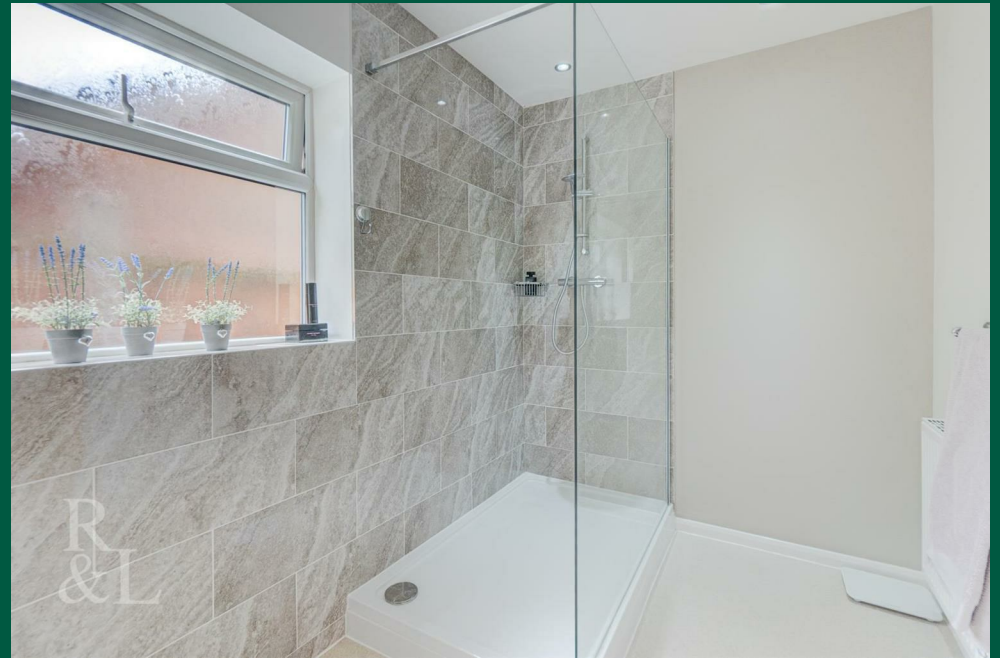


- Guide Price Range £495,000 - £515,000
- Well-Designed Storm Porch Leads To A Welcoming Entrance Hall
- Spacious Bay-Fronted Living Room Offers A Bright, Inviting Space
- Dining Room With Patio Doors Opens Onto The Rear Patio
- Modern Kitchen Equipped With Integrated Appliances For Convenience
- Three Generously Sized Bedrooms Provide Comfort And Versatility
- Sleek Bathroom With Walk-In Shower And Additional WC For Convenience
- South-Facing Garden With Multiple Patios (One With Granite Slabs), Single Garage, And Large Driveway
- Freehold - EPC Rating TBC
- Council Tax Band E



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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp

Total area: approx. 133.0 sq. metres (1431.5 sq. feet)



| England & Wales   |   |
|---|---|
| EU Directive 2002/91/EC   | Energy Efficiency Rating                    |
| Very energy efficient - lower CO <sub>2</sub> emissions         | Very energy efficient - lower running costs |
| (92 plus) A   | (92 plus) A                                 |
| (81-91) B   | (81-91) B                                   |
| (69-80) C   | (69-80) C                                   |
| (55-68) D   | (55-68) D                                   |
| (39-54) E   | (39-54) E                                   |
| (21-38) F   | (21-38) F                                   |
| (1-20) G  | (1-20) G                                    |
| Not environmentally friendly - higher CO <sub>2</sub> emissions | Not energy efficient - higher running costs |
| Current   | Potential                                   |

EPC

