Robert Ellis

*look no further. . .*

Wheatacre Road
Clifton, Nottingham NG11 8LS

A WELL PRESENTED THREE BEDROOM SEMI-DETACHED HOME WITH GENEROUS GARDENS AND OFF ROAD PARKING

**Asking Price £230,000 Freehold**

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A well-presented semi-detached family home situated within a quiet residential area of Clifton, offering spacious accommodation throughout and ideal for a range of buyers including first-time purchasers and growing families. The property is also conveniently located with easy access to the M1, making it ideal for commuters, whilst remaining within close proximity to local amenities, schools and transport links.

The property is entered via a welcoming entrance hallway leading through to a modern kitchen diner fitted with a range of contemporary wall and base units, integrated appliances and ample dining space, creating a practical and sociable area for everyday living. The kitchen also benefits from direct access to the side of the property and useful built-in storage.

The lounge is bright and spacious, benefitting from dual aspect windows and French doors opening onto the rear garden, allowing plenty of natural light throughout. A feature multifuel burner creates a cosy focal point, making the room ideal for relaxing and entertaining alike. The ground floor also benefits from a convenient shower room.

To the first floor are three bedrooms, all offering comfortable accommodation, alongside a family bathroom fitted with a three-piece suite. Additional storage cupboards provide further practicality.

Externally, the property benefits from a driveway to the front providing off-road parking, whilst to the rear there is a generous enclosed garden mainly laid to lawn with a decked seating area, mature planting and two useful sheds, creating an excellent outdoor space for families and entertaining.

Situated within easy reach of local amenities, schools, transport links and excellent road connections, this property offers a fantastic opportunity to acquire a spacious home in a popular residential location.

Entrance Hallway
UPVC double glazed entrance door to the front elevation, wall mounted radiator, carpeted staircase leading to the first floor landing, laminate flooring, door leading through to the kitchen diner and shower room.

Kitchen Diner
11'5" x 14'1" approx (3.5 x 4.3 approx)
A range of matching contemporary wall and base units with worksurfaces over incorporating a 1.5 bowl sink and drainer unit with swan neck mixer tap over, space and plumbing for a washing machine, integrated oven, induction hob with extractor hood over, space and point for a fridge freezer, UPVC double glazed window to the rear elevation, ample space for a dining table, UPVC double glazed door to the side elevation, storage cupboard, wall mounted radiator, door leading through to the lounge.

Lounge
11'9" x 20'8" approx (3.6 x 6.3 approx)
Dual aspect lounge with UPVC double glazed window to the front elevation, UPVC double glazed French doors to the rear elevation, carpeted flooring, fireplace with multifuel burner, tiled hearth and wooden surround, dado rail.

Shower Room
4'11" x 5'10" approx (1.5 x 1.8 approx)
UPVC double glazed window to the front elevation, walk-in shower enclosure with electric rainfall shower over, WC, extractor fan, heated towel rail.

First Floor Landing
Carpeted flooring, loft access hatch, storage cupboard, doors leading off to:

Bedroom One
11'1" x 11'9" approx (3.4 x 3.6 approx)
UPVC double glazed window to the front elevation, carpeted flooring, wall mounted radiator, storage cupboard.

Bedroom Two
13'9" x 9'2" approx (4.2 x 2.8 approx)
UPVC double glazed window to the rear elevation, wall mounted radiator, carpeted flooring, storage cupboard.

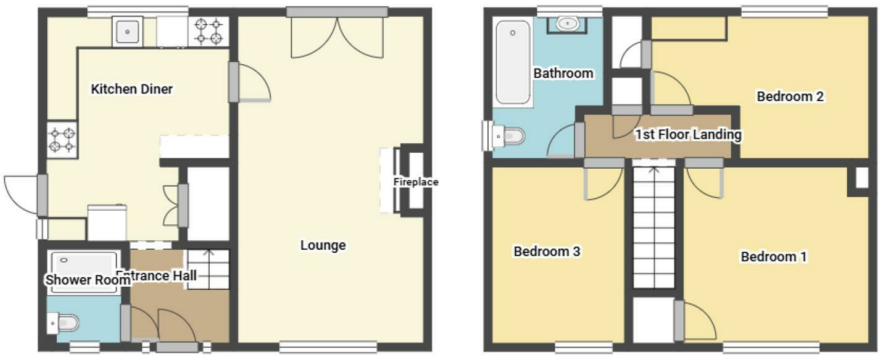
Bedroom Three
8'6" x 11'1" approx (2.6 x 3.4 approx)
UPVC double glazed window to the front elevation, carpeted flooring, wall mounted radiator, dado rail.

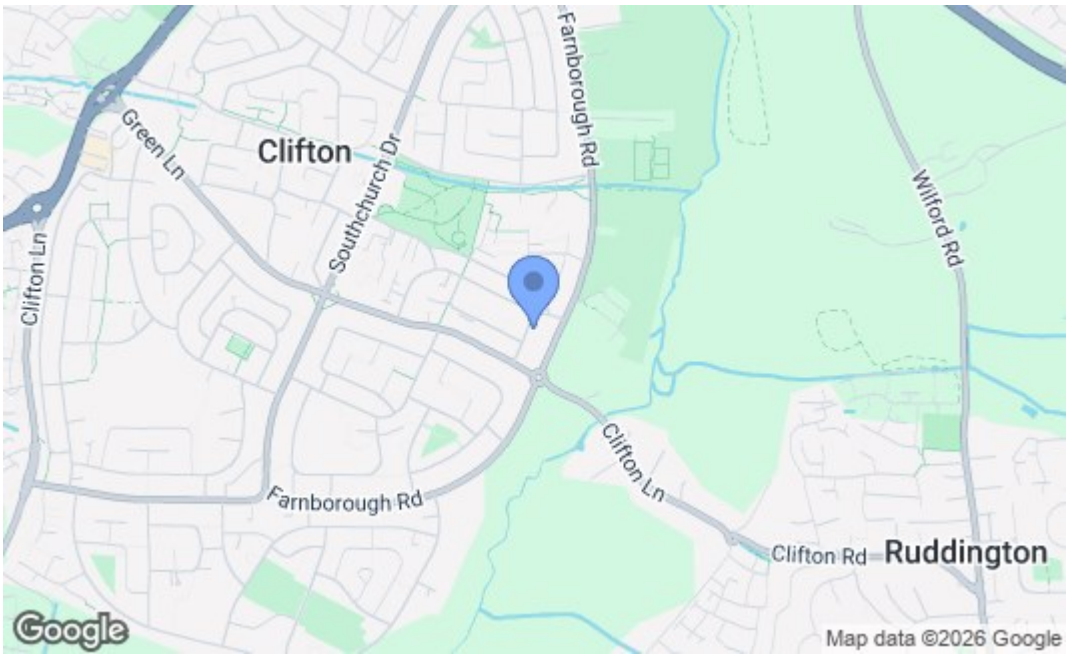
Bathroom
9'2" x 7'2" approx (2.8 x 2.2 approx)
UPVC double glazed windows to the rear and side elevations, tiling to the walls, wooden flooring, panelled bath with electric shower over, extractor fan, WC, handwash basin with storage cupboard below, wall mounted radiator.

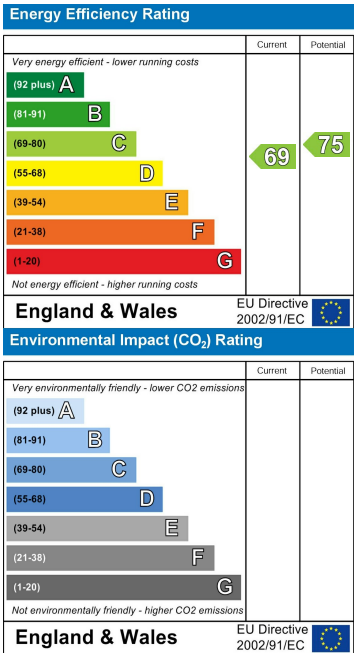
Rear of Property
To the rear of the property there is a spacious enclosed rear garden being laid mainly to lawn, decked area providing ideal seating, two sheds, outdoor water tap, secure gated access to the front of the property, a range of plants and shrubbery planted to the borders, hedged and fenced boundaries.

Front of Property
To the front of the property there is a driveway providing off the road parking, secure gated access to the rear of the property, hedged and walled boundaries.

Agents Notes: Additional Information
Council Tax Band: A
Local Authority: Nottingham
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 8mbps Ultrafast 1800mbps
Phone Signal: 02, Vodafone, EE, Three
Sewage: Mains supply
Flood Risk: No flooding in the past 5 years
Flood Defences: No
Non-Standard Construction: No
Any Legal Restrictions: No
Other Material Issues: No




These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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