



Leabrook Close, Clifton Village

£600,000 – £625,000 Freehold

- Detached House
- Four Double Bedrooms
- Spacious Lounge / Diner
- Breakfast Kitchen
- Utility & W/C
- Two Stylish Bathrooms
- Driveway & Double Garage
- Ample Storage Space
- Security Alarm Fitted To House & Shed
- Landscaped Gardens To Front & Rear



GUIDE PRICE £600,000 – £625,000

Welcome this four bedroom detached house as it boasts spacious accommodation well-proportioned across two floors whilst being exceptionally well-presented and decorated throughout making it the perfect purchase for anyone looking for their forever family home! This property is situated in a quiet residential location within an attractive village, which is host to a range of local amenities such as shops, eateries and excellent transport links into Nottingham City Centre as well as having easy access to commuting links via the M1 and A52 and excellent school catchments. Internally, the accommodation comprises of an entrance porch and hallway, a large living room with a dining area and a bi-folding door opening out onto the rear patio, a contemporary fitted breakfast kitchen complete with a utility room, a W/C, an office and access into the integral double garage. Upstairs on the first floor are four double bedrooms serviced by two modern bathroom suites and access to the a boarded loft, which is great for additional storage space. Outside to the front is a newly block-paved driveway providing ample off-road parking for multiple cars and to the rear is a completely private, landscaped garden benefiting from multiple seating areas, space for a hot-tub and has a wonderful outlook onto the woods behind with amazing wildlife.

MUST BE VIEWED

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



GROUND FLOOR

Porch

7' 0" x 4' 4" (2.13m x 1.33m)

The porch has wood laminate flooring, coving to the ceiling, a radiator, UPVC double glazed windows to the front elevation and a composite door providing access into the accommodation

Entrance Hall

13' 9" x 10' 0" (4.20m x 3.05m)

The hall has wood laminate flooring, coving to the ceiling, a radiator, carpeted stairs and in-built under stair cupboards, and a door providing access into the accommodation.

Office

9' 2" x 7' 9" (2.80m x 2.37m)

The office has a UPVC double glazed window to the front elevation, wood laminate flooring, a radiator and coving to the ceiling

W/C

5' 11" x 3' 9" (1.80m x 1.14m)

This space has a concealed dual flush W/C, a vanity unit wash basin, tiled splashback, wood laminate flooring, a radiator and a UPVC double glazed obscure window to the side elevation

Garage

17' 8" x 15' 11" (5.38m x 4.84m)

The double garage has a range of fitted base and wall units with rolled edge worktops, a wall-mounted boiler, multiple power points, lighting and access to the driveway

Lounge / Diner

23' 3" x 17' 11" (7.09m x 5.45m)

The lounge has carpeted flooring, coving to the ceiling, two radiators, a TV point, a recessed chimney breast alcove with a log-burning stove, a wooden mantelpiece and a tiled hearth, space for a dining table, a serving hatch to the kitchen, UPVC double glazed windows to the front and rear elevation and a UPVC double glazed bi-folding door opening out to the rear garden.

Kitchen

16' 2" x 10' 7" (4.94m x 3.23m)

The kitchen has a range of fitted base and wall units with worktops, a feature breakfast bar island, a stainless steel sink and a half with a swan neck mixer tap and drainer, space for a range cooker, an extractor fan, space for an American style fridge freezer, an integrated dishwasher, an integrated microwave, an integrated wine cooler, a column radiator, wood laminate flooring, partially tiled walls, recessed spotlights and UPVC double glazed windows to the rear elevation

Utility Room

19' 8" x 2' 11" (6.00m x 0.90m)

The utility room has fitted base and wall units with worktops, a tall fitted cupboard with space for an ironing board, a stainless steel sink with a mixer tap and drainer, wood laminate flooring, space and plumbing for a washing machine, space for a tumble dryer, a radiator, tiled splashback and a UPVC double glazed window to the rear elevation

Rear Hall

6' 6" x 2' 11" (1.99m x 0.88m)

Dimensions: 1.99 x 0.88 (6'6" x 2'10"). The rear hall has wood laminate flooring and a single UPVC door providing access to the side garden

FIRST FLOOR

Landing

19' 8" x 2' 11" (6.00m x 0.90m)

The landing has carpeted flooring, access to a boarded loft with lighting via a drop-down ladder and provides access to the first floor accommodation

Master Bedroom

17' 11" x 13' 0" (5.45m x 3.96m)

The main bedroom has a UPVC double glazed window to the front and rear elevation, carpeted flooring, two radiators, a lift, an in-built sliding door wardrobe and access into the en-suite

En-Suite

8' 10" x 7' 3" (2.69m x 2.21m)

The en-suite has a concealed dual flush W/C, a vanity unit wash basin with fitted storage, an electric power point, a double-ended bath with wall-mounted central taps, tiled surround and plinth lighting, a shower enclosure, a chrome column radiator with a towel rail, tiled flooring, partially tiled walls and a UPVC double glazed obscure window to the rear elevation

Bedroom Two

15' 3" x 12' 5" (4.66m x 3.78m)

The second bedroom has a UPVC double glazed window to the front elevation, carpeted flooring, a radiator and an in-built wardrobe

Bedroom Three

14' 10" x 12' 4" (4.52m x 3.76m)

The third bedroom has a UPVC double glazed window to the front elevation, carpeted flooring, a radiator and an in-built wardrobe

Bedroom Four

10' 6" x 13' 5" (3.20m x 4.09m)

The fourth bedroom has a UPVC double glazed window to the rear elevation, carpeted flooring and a radiator

Bathroom

9' 8" x 7' 3" (2.94m x 2.21m)

The bathroom has a concealed dual flush W/C, a countertop wash basin with a fitted storage cupboard, a shower enclosure with an overhead rainfall shower and a handheld shower head, a freestanding bath with central taps, a chrome heated towel rail, tiled flooring, fully tiled walls, recessed spotlights and a UPVC double glazed window to the rear elevation

ADDITIONAL INFORMATION

Broadband Speed - 1800 - 220Mbps Phone Signal - 3G / 4G / 5G Electricity - Mains Supply Water - Mains Supply Heating - Gas Central Heating - Connected to Mains Supply Septic Tank - No Sewage - Mains Supply Flood Risk - No flooding in the past 5 years+ Flood Risk Area - No Construction - Brick Built Mining Area - Potentially located on the coalfield however not within the Cheshire Brine Compensation District. Accessibility - No Other Material / Safety Issues - No Any Legal Restrictions - No

DISCLAIMER

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PREPARE TO BE MOVED



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