



Smiths
your property experts

Middlefell Way

Clifton, Nottingham

- Lovely well-maintained family home
- Set on a private and quiet road
- Fully fitted kitchen/breakfast room
- Spacious sitting room and a conservatory
- Three good-sized bedrooms and a shower room
- Gated driveway with off-road parking for two vehicles
- Private low-maintenance gardens
- Substantial outbuilding/store and a timber shed

General Description

Smiths Property Experts are delighted to offer to this market this extremely well-maintained and cared-for three-bedroom family home in Clifton, featuring a private plot with driveway to the front and green outlook to the rear.

The property is offered to the market in instantly habitable condition and, in our opinion, would make an excellent purchase for a first-time buyer.





The Property

The property has been lovingly updated over decades by the current owners and offers excellent living space and value for money. There is gas central heating, UPVC double glazing throughout, with the accommodation spanning over two floors and extending to approximately 934 square feet.

Expect to find, in brief, an enclosed porch, an entrance hall, a downstairs WC, a fully fitted kitchen/breakfast room, a spacious main sitting room and a good quality conservatory looking out over the rear gardens. Upstairs are three bedrooms. The principal room has been enlarged with the help of a stud wall being moved. This work could easily be reversed should the eventual purchaser value a larger third bedroom. There is also a shower room and large airing cupboard on the landing.

The Outside

The property sits behind a gated driveway with off-road parking for two vehicles side by side. To the rear are private low-maintenance gardens with a green outlook behind. The gardens face north-west and are full of afternoon sun, and there is a substantial brick outbuilding/store and a further timber shed.





The Location

The property is situated on a quiet road, with a well-regarded primary school over the road. Clifton is conveniently located for easy access to Nottingham City Centre, and benefits from excellent transport links, including a nearby tram stop. Attenborough Nature Reserve and Rushcliffe Country Park are also within easy reach.

Property Information

EPC Rating: D.

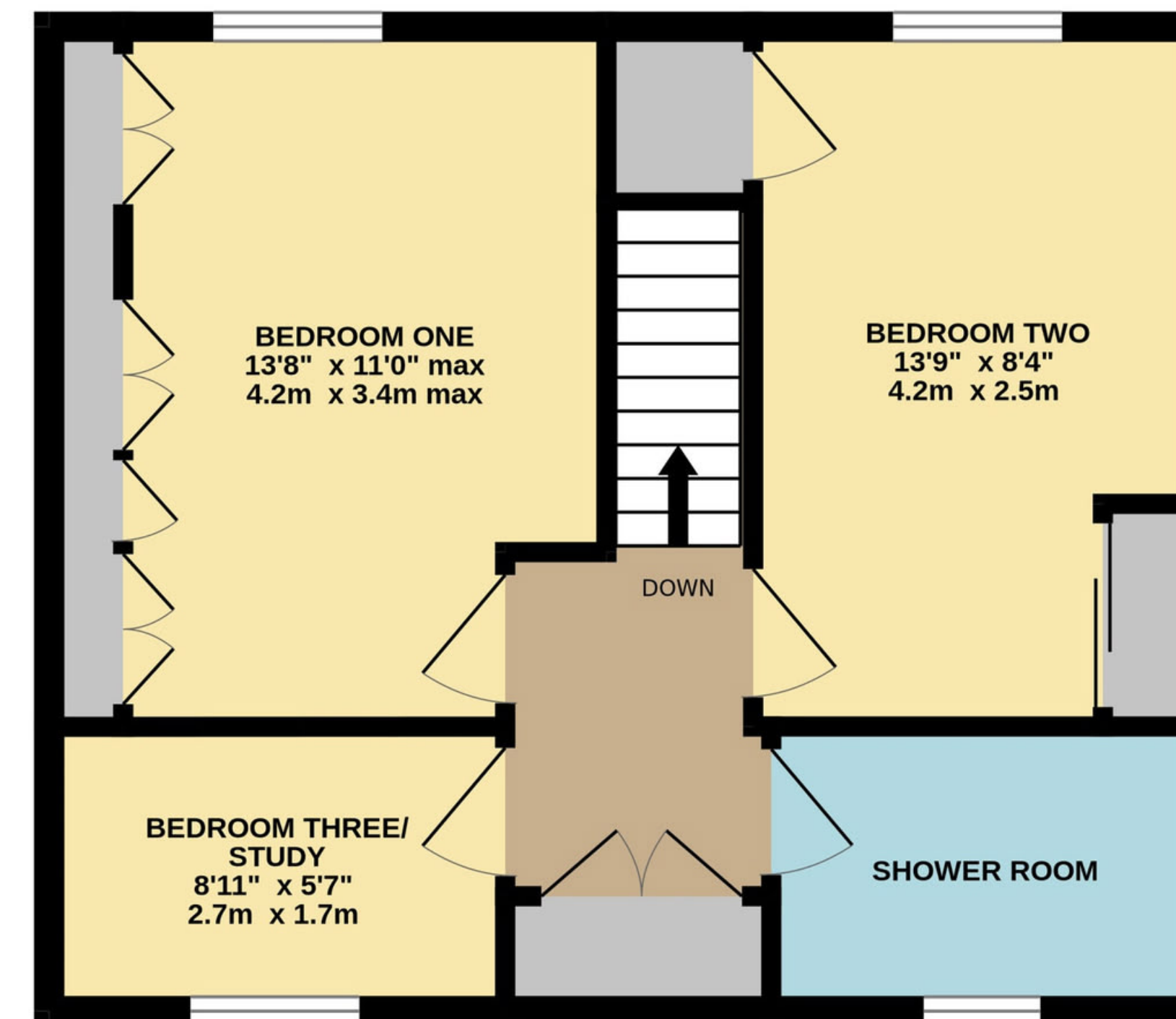
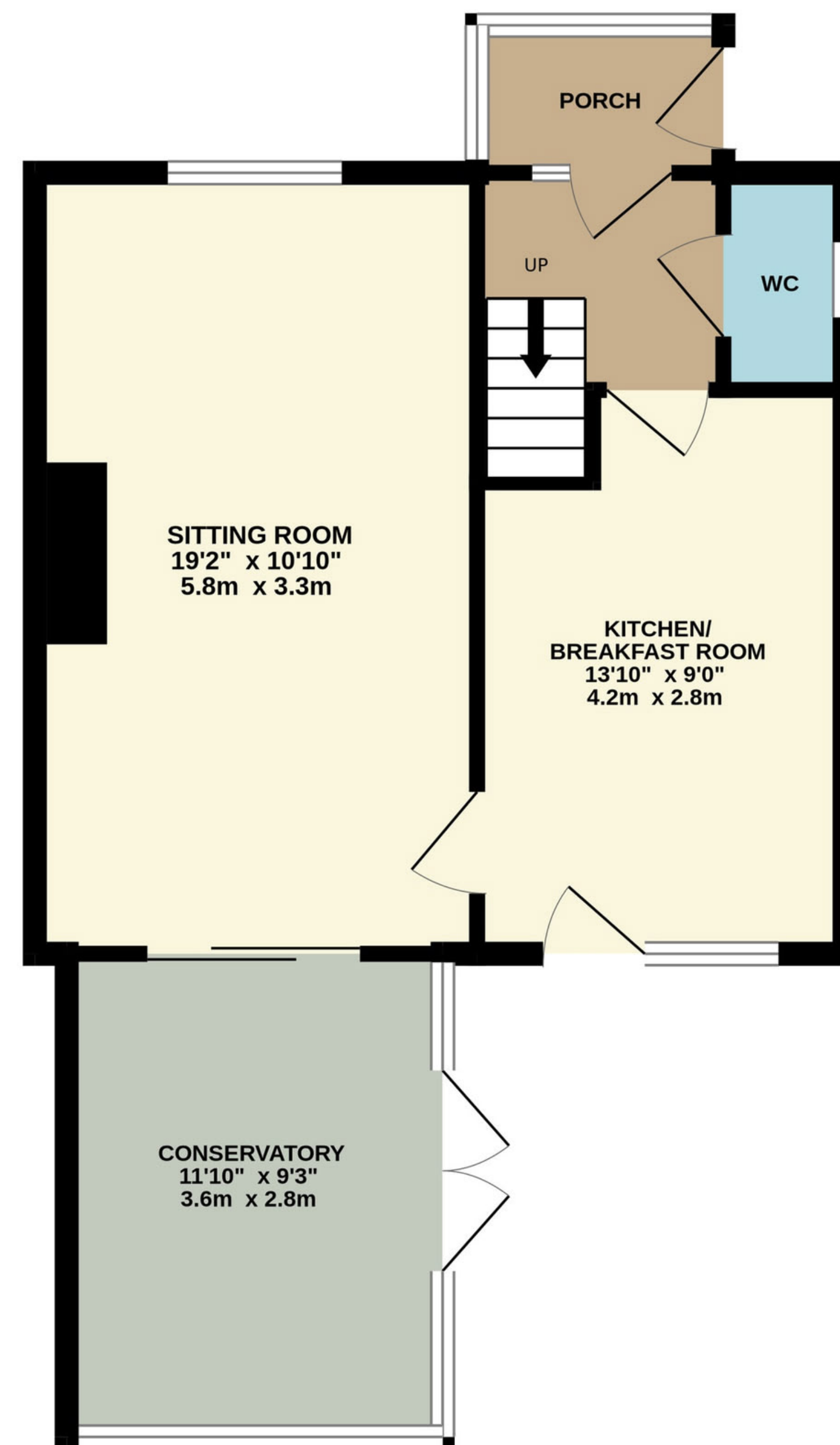
Tenure: Freehold. Council Tax Band: A.

Local Authority: Nottingham City Council.

Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.





TOTAL FLOOR AREA : 934 sq.ft. (86.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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