



 **3**
Bedrooms

 **1**
Bathroom



Exceptional Family Home with Extensive Garden, Driveway and Versatile Outbuilding

Nestled within a sought-after residential area of Clifton, this impressive three-bedroom end-terrace property offers an outstanding opportunity for first-time buyers, growing families, and investors alike. Combining generous living accommodation, excellent outdoor space, and a highly convenient location, this home is perfectly suited to modern family living.

Positioned within easy reach of local shops, supermarkets, popular schools, leisure facilities, and excellent transport links to Nottingham City Centre, the property enjoys the perfect balance of convenience and community.

The accommodation has been thoughtfully arranged to maximise both space and functionality. The welcoming entrance leads to a spacious kitchen overlooking the rear garden, creating an ideal hub for everyday family life. The adjoining dining area seamlessly connects to the bright and comfortable living room, providing a wonderful space for entertaining guests or relaxing with family.

Upstairs, three well-proportioned bedrooms offer comfortable accommodation, with built-in storage to two rooms enhancing practicality. A stylish family bathroom completes the first-floor accommodation.

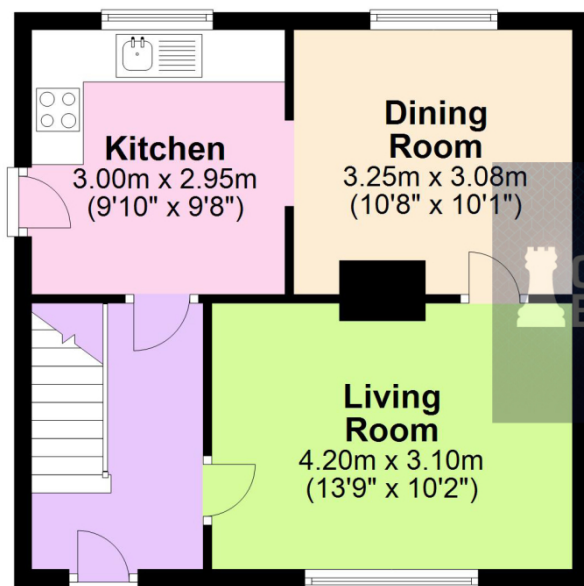
Outside, the property continues to impress. A private driveway to the front provides valuable off-road parking, while the substantial enclosed rear garden offers a fantastic space for children to play, outdoor entertaining, or future landscaping opportunities. The powered outbuilding adds exceptional versatility and could easily serve as a home office, workshop, gym, studio, or additional storage space.

Properties offering this combination of space, convenience, and potential are increasingly hard to find. Early viewing is strongly recommended to fully appreciate everything this fantastic home has to offer.

Contact our sales team today to arrange your viewing and avoid disappointment.

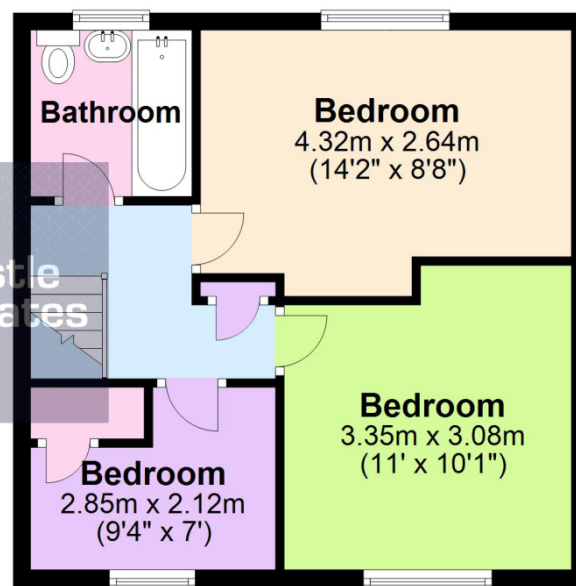
Ground Floor

Approx. 39.3 sq. metres (423.0 sq. feet)



First Floor

Approx. 39.5 sq. metres (425.6 sq. feet)



Total area: approx. 78.8 sq. metres (848.6 sq. feet)

For illustration purposes only - not to scale

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Address: Sturgeon Avenue, Nottingham, NG11 8HE

