

# Parkland Close

Clifton Village  
Nottingham  
NG11 8NX

Asking Price £525,000



- Detached bungalow
- Kitchen/breakfast room
- Cul-de-sac location
- Garage
- Council tax - Band E
- Three bedrooms
- Good size plot
- Landscaped garden
- Driveway
- Tenure - Freehold

0115 841 1155

## Parkland Close, Clifton Village, Nottingham, NG11 8NX

### Key Features

Situated on a tranquil cul-de-sac in the highly desirable Clifton Village, this well-maintained 3-bedroom bungalow offers spacious living and beautiful gardens, perfect for those seeking comfort and style in a peaceful setting.

Upon arrival, you are welcomed by a large, well-kept front garden, garage and driveway that leads to a convenient porch entrance, adding a touch of character and practicality. Inside, the property opens to a bright and airy living room and dining ideal for both relaxing and entertaining. The refitted kitchen benefits from a breakfast area which features a picturesque bay window overlooking the beautifully landscaped rear garden. This well-designed space is perfect for morning coffee or casual dining while enjoying garden views. Each of the three double bedrooms is generously sized, providing flexibility for family, guests, or a home office. The home also includes a shower room and separate WC.

The rear garden is a true highlight, with a south easterly aspect, landscaped and perfect for outdoor entertaining, gardening, or simply enjoying the peaceful surroundings. To the side of the bungalow is a large area that is currently being used for raised vegetable beds, but also has the possibility for other uses such as an annex (subject to planning).

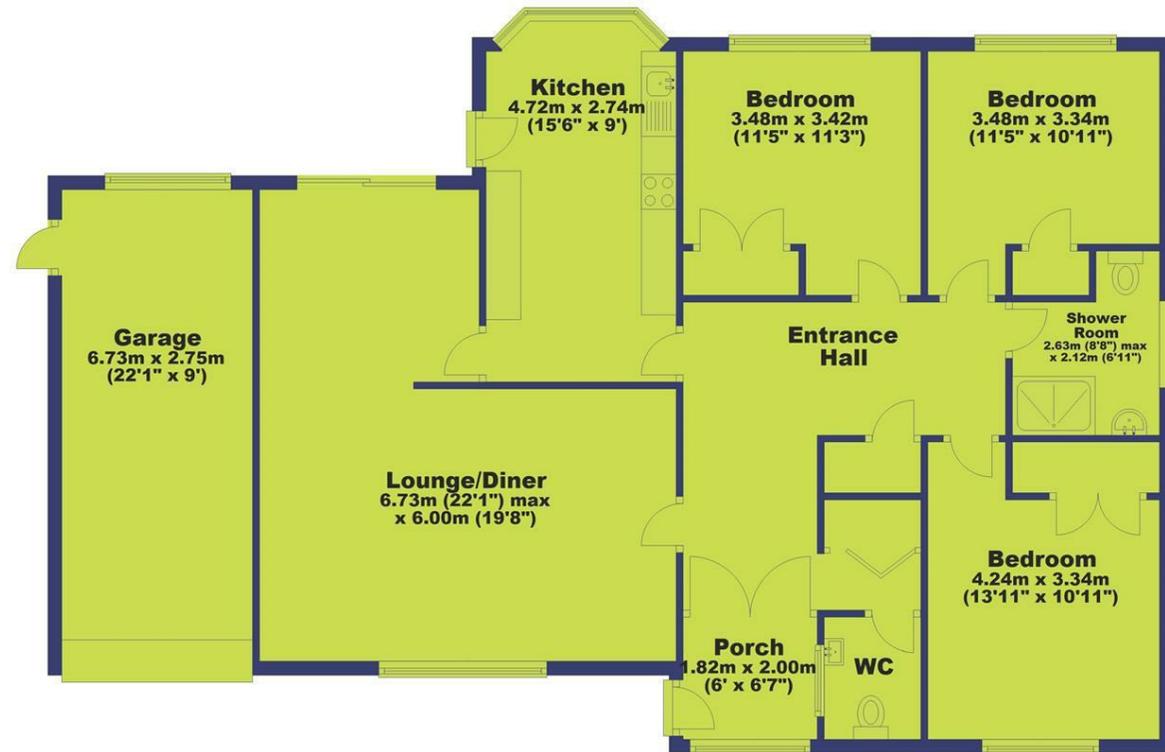


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### Ground Floor

Approx. 133.5 sq. metres (1437.5 sq. feet)



**Total area: approx. 133.5 sq. metres (1437.5 sq. feet)**



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### *Interested in this home?*

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road  
West Bridgford  
Nottingham  
NG2 6AU

1 Weekday Cross  
The Lace Market  
Nottingham  
NG1 2GB

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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