



Churnet Close,  
Clifton Grove, Nottingham  
NG11 8PH

**£325,000 Freehold**





Situated on Churnet Close, Clifton Grove, Nottingham, this delightful detached house presents an excellent opportunity for families seeking a comfortable and spacious home. Boasting four well-proportioned bedrooms, this property is ideal for those who require ample living space.

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The layout of the house promotes a warm and welcoming atmosphere, making it easy to envision creating lasting memories within its walls.

The property features a well-appointed bathroom, ensuring convenience for all residents. Additionally, there is parking available and a garage, providing ease of access and security for your car.

Situated in a peaceful neighbourhood, this home offers a perfect blend of tranquillity and accessibility. Local amenities, schools, and parks are within easy reach, making it an ideal location for families and professionals alike.

In summary, this detached house on Churnet Close is a wonderful opportunity for those looking to settle in a friendly community in Nottingham. With its generous living space and convenient location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely property your new home.



### Entrance Hall

UPVC double glazed sliding front door with flanking window, tiled flooring and doors to the WC and lounge.

### WC

Fitted with a low level WC, wash-hand basin inset to vanity unit, tiled flooring and walls, heated towel rail, UPVC double glazed window to the front, and spotlights.

### Lounge

15'2" x 13'6" (4.63m x 4.12m )

A carpeted reception room with UPVC double glazed window to the front, stairs to the first floor, gas fire, and opening into the dining room.

### Dining Room

10'7" x 9'2" (3.23m x 2.8m )

A carpeted reception room with door to the kitchen and UPVC double glazed sliding door to the conservatory.

### Conservatory

11'5" x 9'8" (3.5m x 2.95m )

Tiled flooring, UPVC double glazed door to side and UPVC double glazed windows to the side and rear.

### Kitchen

12'5" x 9'2" (3.79m x 2.8m)

With a range of wall, base and drawer units, work surfaces sink with drainer and mixer tap, space for a cooker, space for a fridge freezer, tiled flooring and splashbacks, UPVC double glazed door to the side, useful pantry cupboard, and UPVC double glazed window to the rear.

### First Floor Landing

With UPVC double glazed window to the side, airing cupboard housing the hot water cylinder, loft hatch and doors to the bathroom and four bedrooms.

### Bedroom One

12'1" x 11'11" (3.69m x 3.65m )

A carpeted double bedroom with UPVC double glazed window to the front and fitted wardrobes.

### Bedroom Two

12'4" x 8'5" (3.77m x 2.57m )

A carpeted double bedroom with UPVC double glazed window to the rear, and fitted wardrobes.

### Bedroom Three

10'11" x 8'10" (3.34m x 2.71m )

A carpeted double bedroom with UPVC double glazed window to the front.

### Bedroom Four

9'3" x 9'5" (2.83m x 2.89m )

A carpeted bedroom with UPVC double glazed window to the rear.

### Bathroom

Incorporating a three-piece suite comprising: bath with electric shower over, wash-hand basin inset to vanity unit, WC, tiled walls and flooring, UPVC double glazed window to the rear, spotlights and heated towel rail.

### Garage

15'11" x 8'3" (4.87m x 2.52m )

With an electric roll top garage door to the front, and power.

### Outside

To the front of the property you will find a blocked paved driveway offering car standing, a small lawned garden with mature shrubs, and gated side access down both sides of the property leading to the private and enclosed rear garden, which is primarily lawned with a range of mature trees and shrubs.

### Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains TBC

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

Does the property have spray foam in the loft?: No

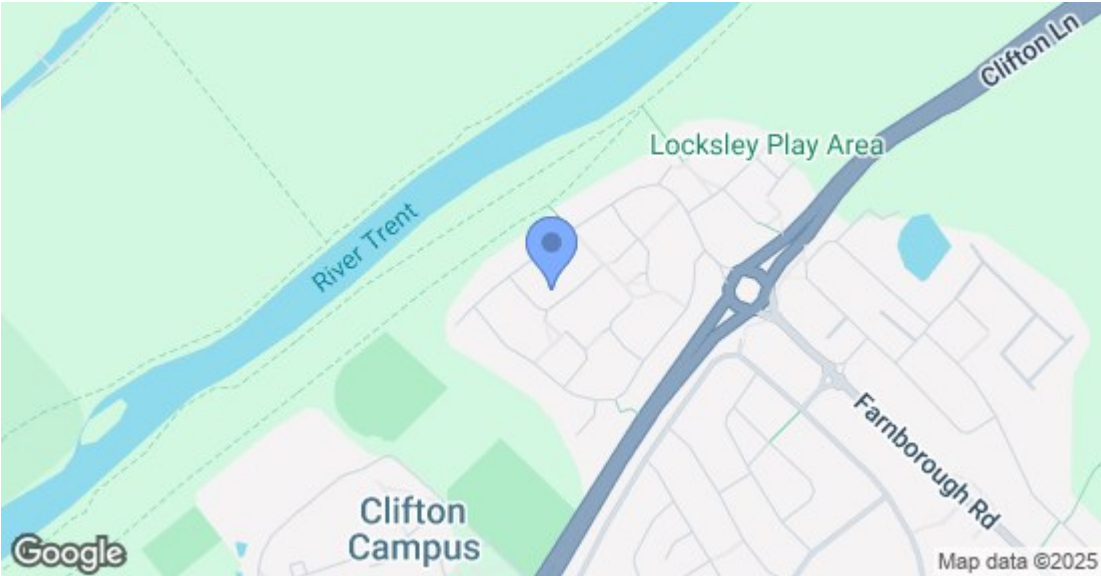
Has the Property Flooded?: No

### Disclaimer:

These details and Key facts 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. Full material information is available in hard copy upon request.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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