

# Clifton Village

Alwood Grove  
Nottingham NG11 8PS

DavidJames  
the estate agent



## Property floor plan & measurements



### GROUND FLOOR

#### Porch

3.35m x 2.46m  
(11'0" x 8'1")

#### Entrance Hall

4.75m x 2.59m  
(15'7" x 8'6")

#### Lounge

6.73m x 3.66m  
(22'1" x 12'0")

#### Sitting Room

4.29m max x 3.78m max  
(14'1" max x 12'5" max)

#### Breakfast Kitchen

4.04m x 3.66m  
(13'3" x 12'0")

#### Utility

2.69m x 2.49m  
(8'10" x 8'2")

#### WC

2.79m x 1.30m  
(9'2" x 4'3")

### FIRST FLOOR

#### Galleried Landing

5.23m x 2.46m  
(17'2" x 8'1")

#### Bedroom One

3.66m x 3.59m  
(12'0" x 11'9")

#### En-suite

2.62m x 1.35m  
(8'7" x 4'5")

#### Bedroom Two

4.06m x 3.66m  
(13'4" x 12'0")

#### Bedroom Three

3.45m x 2.74m max  
(11'4" x 9'0" max)

#### Bedroom Four

2.46m max x 2.01m max  
(8'1" max x 6'7" max)

#### Bedroom Five/Study

3.88m x 2.34m  
(12'9" x 7'8")

#### Bathroom

2.46m max x 2.21m max  
(8'1" max x 7'3" max)

### OUTSIDE

#### Garage

5.79m x 4.93m  
(19'0" x 16'2")

203.3 sq metres  
(2188.2 sq feet)

Total  
Area  
(Approx)

Nottingham  
City Council

Band  
F

### Disclaimer

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property.

All services, together with electrical fittings or fitted appliances have NOT been tested.

All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only.

The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing.

### COUNCIL TAX BAND RATING

This information was obtained through the directgov website. David James offer no guarantee as to the accuracy of this information.

### THIRD PARTY REFERRAL ARRANGEMENTS

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### Guide Price

£475,000-  
£500,000

### Detached House

4/5 bedrooms

### EPC Rating

C (70)

### Tenure

Freehold

### Mapperley Branch

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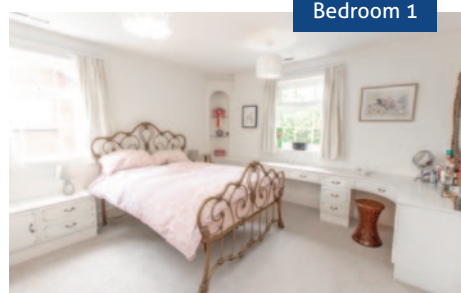




Lounge



Galleried Landing



Bedroom 1



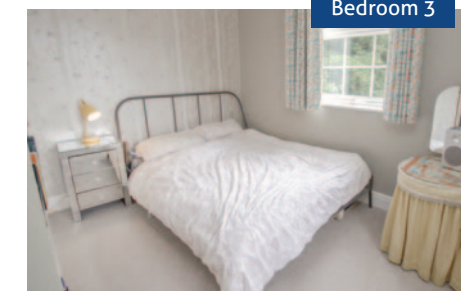
En-suite Shower Room



Breakfast Kitchen



Bedroom 2



Bedroom 3

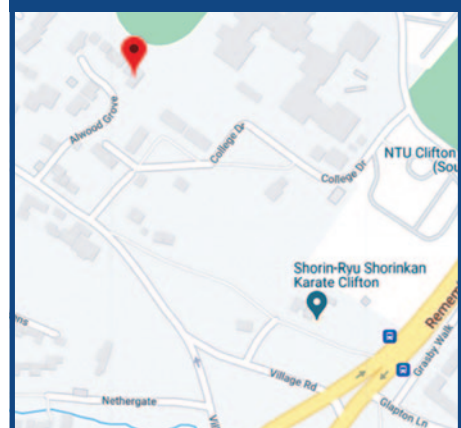


Family Bathroom



Rear Garden

## Location Map



Please note that the pin on the map may not show the exact location of the property

## Key Features

- ✓ Situated in Clifton Village is this 4/5 bedroom superb family home
- ✓ Generous sized lounge with dual aspect
- ✓ Second sitting room with walk in bow window
- ✓ Breakfast kitchen with integrated appliances
- ✓ Useful utility room with sink
- ✓ Boot room/porch leading into a stunning entrance hall
- ✓ Galleried landing, family bathroom and en-suite to the main bedroom
- ✓ Efficiency of a warm air heating system
- ✓ Situated in a generous plot with block driveway and double garage
- ✓ Close to ample amenities & transport links including the M1 & university

## Summary

A four/five double bedroom contemporary style detached family home situated in the stunning Clifton Village which is in close proximity to the M1, Nottingham Trent University and a short commute to Nottingham city centre. The property boasts a lounge with dual aspect, a sitting room with a large bow window providing ample natural light, a good sized breakfast kitchen with integrated appliances. The ground floor also benefits from a useful utility room and WC. To the first floor the property has four/five double bedrooms depending on configuration, with bedroom one having an en-suite shower room. Outside, the property comprises of an 'in and out' driveway providing off-street parking, a good sized garage and a generous private lawned garden. Viewing is highly recommended in this sought after village location.

## Stamp Duty Rates

First time purchase

**£8,750.00-£10,000.00**

Buying your next home

**£11,250.00-£12,500.00**

Additional or buy to let property

**£25,500.00-£27,500.00**

For more information visit  
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