



1 Greencliffe Drive



We have the pleasure of marketing this beautifully modernised three bedroom detached home. Located in the popular location of Clifton Green well known for its proximity to St Peters School, short river walks to the city centre and easy access to homestead park. The property has been the subject of a no expense spared scheme of modernisation, extension and refurbishment, completed by the present owners. The extension to the ground floor has provided increased floor space to the open plan kitchen, dining room and lounge with Bi-folding doors looking down the landscaped rear garden. The ground floor also benefits from under floor heating, a utility and WC. To the first floor are three bedrooms and two bathrooms. The first floor extension has enlarged the master bedroom and allowed the addition of an en suite shower room with under floor heating. The family bathroom is a four piece suite with roll top bath and walk in shower also with under floor heating. The exterior of the property has parking spaces for multiple cars, a detached garage and landscaped rear garden. This is a rare opportunity to purchase a property of such high quality in a very desirable location, early viewing is essential.

- Beautifully Modernised
- Detached garage and drive way parking
- EPC C
- Master bedroom and en suite shower room
- Period Detached House
- Sought After Location
- Three Bedrooms

£600,000



Ashtons

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales EU Directive 2002/91/EC 

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

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Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.