



59 Garrett Grove

Clifton | NG11 8PU | Offers Over £300,000

ROYSTON
& LUND

- Four Bedroom Semi Detached Family Home
- Modern Features And High Quality Fixtures And Fittings
- Low Maintenance Garden
- Opportunity To Extend The Kitchen
- EPC Rating - D
- Immaculately Presented Throughout
- Four Piece Suite Bathroom
- Ample Off Street Parking
- Stunning Low Maintenance Rear Garden
- Freehold - Council Tax Band - C





Royston and Lund are delighted to bring to the market this immaculately presented four-bedroom semi-detached family home, located in Clifton. Situated close to numerous amenities that Clifton has to offer, including local shops, pubs, and restaurants, this property is also in the catchment area for well-regarded schools and benefits from excellent transport links via the A453 and the A52. This property would be a great fit for a growing family.

Ground floor accommodation comprises an entrance hall leading into the kitchen, downstairs WC, storage room, and staircase to the first floor. The modern kitchen boasts high-quality base and wall units that house top-of-the-range integrated appliances, whilst overlooking the rear garden. Off the kitchen is a utility room which leads into the rear garden and opens into the generously sized living room, featuring a large front-aspect window that floods the room with natural light, complemented by a stylish electric fireplace. The living room further grants access to an extended dining room, which also provides access to the rear garden via a back door.

To the first floor, there are four well-proportioned bedrooms. The master bedroom, along with bedrooms two and three, are all sizeable doubles, while bedroom four is a spacious single.

All bedrooms share a four-piece suite tiled bathroom, featuring a separate bath and shower, along with a wash basin and WC.

To the front of the property, there is ample off-street parking via a spacious single driveway enclosed within a courtyard area. To the rear, there is a stunning low-maintenance garden showcasing artificial grass, patio, and decking seating areas, creating perfect suntraps throughout the garden. Accessed from the rear garden is the spacious storage room, which presents a great opportunity to knock through from the kitchen to create a full sweeping kitchen diner, or alternatively retain its current layout as a home gym, office, or even a fifth bedroom.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

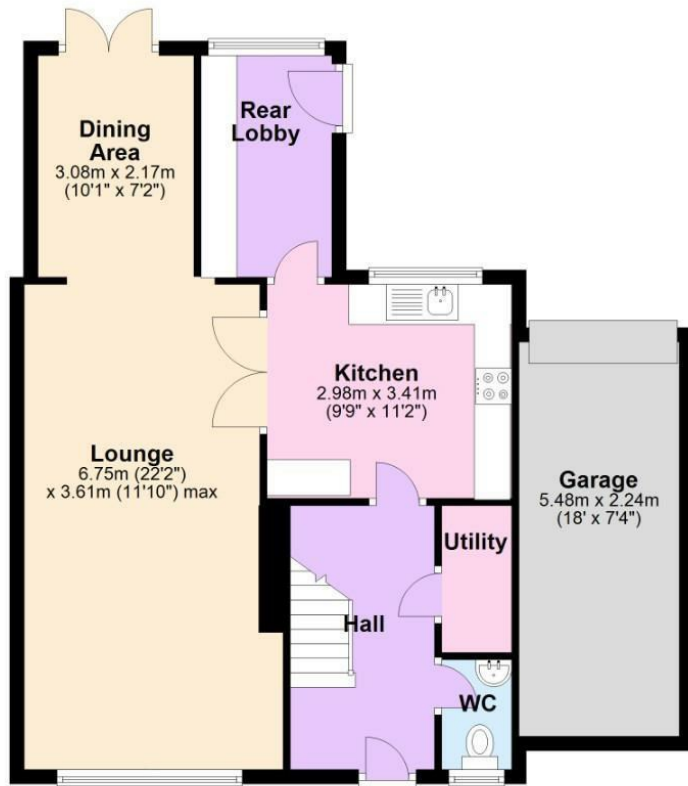
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

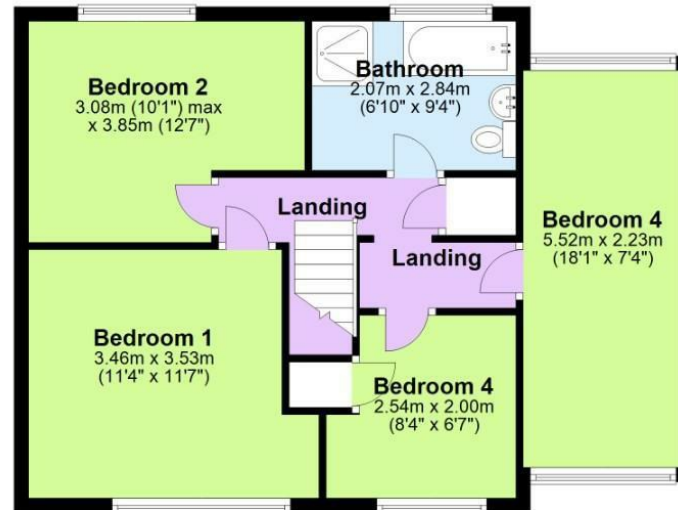
Ground Floor

Approx. 71.7 sq. metres (771.4 sq. feet)



First Floor

Approx. 57.9 sq. metres (623.4 sq. feet)



Total area: approx. 129.6 sq. metres (1394.8 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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