



8 Groveside Crescent

Clifton Village | NG11 8NT | £450,000

ROYSTON
& LUND

- Four Double Bedrooms
- Solar Panels
- Off Street Parking
- Excellent Transport Links
- EPC Rating - B
- Open Plan Feel
- Downstairs Shower Room
- Close By To Numerous Amenities
- Catchment Area For Well Regarded Schools
- Freehold - Council Tax Band - E





Royston and Lund are delighted to bring to the market this four bedroom detached property situated in the highly sought after Clifton Village. Located nearby to numerous amenities such as shops pubs and restaurants along with excellent transport links via the A52 leading into the city centre and the A453 leading to East Midlands Airport. This property is in a catchment area for well regarded schools and is within walking distance to Nottingham Trent University Clifton Campus.

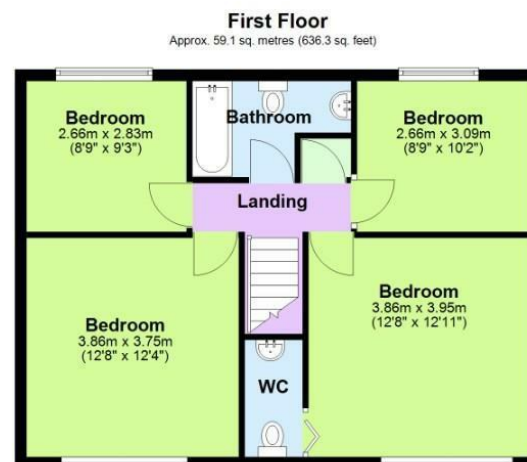
The Property itself benefits from having solar panels, which stores and converts via a tesla wall charge battery located in the garage producing effective and efficient energy for your home.



In brief, ground floor accommodation consists of a generous size study area which leads through into the hallway granting access to an L-shape living/dining room with a large front aspect window letting in lots of natural light pieced together with log burner whilst also granting access to a large conservatory space through sliding doors which in turn gives access to the rear garden via french doors. The kitchen is an ample size with modern fixtures and fittings with room to add numerous freestanding appliances. The ground floor also benefits from a downstairs shower room.

To the first floor there are four well proportioned double bedrooms, the main bedroom has the convenience of its own en-suite W/C & wash hand basin. All bedrooms share a bathroom which features a three piece suite in addition to the shower room on the ground floor.

Facing the property the house itself is set back from the road due to a generous size driveway that can fit several cars along with a single garage and a lawned area to the right hand side. To the rear of the property there is a patio area for summer seating leading onto a lawned garden consisting of mature trees and shrubbery along with a wooden sun room and a pond, the garden itself is enclosed by fenced borders.



Total area: approx. 186.5 sq. metres (2007.8 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	84	
(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 (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



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.

**ROYSTON
& LUND**