



34 Village Road

Clifton Village | NG11 8NE | Guide Price £299,950

ROYSTON
& LUND

- Semi Detached Cottage
- Three Double Bedrooms
- Immaculately Presented
- Stunning Rear Garden Throughout
- Integrated Kitchen Breakfast Room
- Understair Storage
- Close By To Numerous Amenities
- Excellent Location
- EPC Rating - D
- Freehold - Council Tax Band - D





Royston and Lund are delighted to bring to the market this three bedroom semi detached cottage located in the desirable Clifton Village. Situated close by to numerous amenities neighbouring Clifton where there are numerous local shops, pubs and restaurants as being a short drive from West Bridgford. Not to mention excellent transport links via the A52 and A453 linking you to East Midlands Airport and Nottingham City Centre and train station. This property would be a great fit for a growing family or even first time buyers.

Entering the property you come into a spacious kitchen breakfast room with high quality fixtures and fittings with granite worktops as well as a breakfast island. Integrated appliances such as a full range oven, hob and extractor fan along with built in dishwasher and plenty of room to add freestanding appliances. The living room is ample in size and features rear aspect windows facing the garden, pieced together with a stylish fireplace. The ground floor further boasts of a study with under stair storage and a side door granting access to the side and rear of the property.

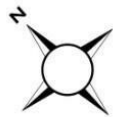
To the first floor there are three well proportioned double bedrooms. The main bedroom having the benefit of built in sliding wardrobes. All three bedrooms share a three piece suite bathroom consisting of a bath with shower overhead along with a wash basin and WC.

Facing the property there is on street permit parking. To the rear of the property there is a beautifully landscaped rear garden that is a real feature of the house. Patio areas, pathways and pebble areas along with flower beds and mature shrubbery create pockets around the garden perfect for summer seating and family occasions.



Ground Floor

Approx. 36.3 sq. metres (390.9 sq. feet)



First Floor

Approx. 36.7 sq. metres (395.5 sq. feet)



Total area: approx. 73.1 sq. metres (786.3 sq. feet)

EPC

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 81 |
| (69-80) C | | 68 | |
| (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 ₂) 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 | |

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