



36 Garrett Grove,
Clifton, NG11 8PU

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**** Guide Price £275,000 - £285,000 ****

This semi detached home provides well presented accommodation arranged over two floors including; an entrance porch, a lounge, a fitted kitchen with French doors opening to the rear garden, plus a wc on the ground floor, with the first floor landing giving access to three bedrooms, and the modern bathroom.

Benefiting from gas central heating and double glazing, the property has low maintenance enclosed gardens to both the front and rear, plus a garage and a parking space situated in a block nearby.

Ideally situated for access to the Queens Medical Centre, East Midlands Airport and East Midland Parkway train station. The property is within easy reach of Nottingham City Centre and a wealth of local facilities via local transport links, including the tram network.

Early viewing is highly recommended.

Guide Price £275,000





ACCOMMODATION

The composite entrance door opens to the entrance porch. The entrance porch has a double glazed window to the front, wooden effect laminate flooring, a radiator, a ceiling light point, storage units, and a UPVC door opening to the lounge.

The lounge has a double glazed window to the front, wooden effect laminate flooring, a modern fire surround with a tiled hearth and space for an electric log burner, cupboards to the sides of the chimney breast, a ceiling light point, stairs rising to the first floor, an under stairs storage cupboard, and doors into the ground floor wc, and the kitchen.

The ground floor wc is fitted with a wc, and a wash hand basin with a tiled splash back. There is an obscure double glazed window to the side, a ceiling light point, and a radiator.

The kitchen has a modern range of wall, drawer and base units, tiled splash backs and roll edge work surfaces, a sink and drainer unit with a mixer tap over, an integrated washing machine and dishwasher, a built in fridge/freezer, plus space for a range style cooker with an extractor hood over. There is a breakfast bar area with tiled splash backs, a double glazed window to the rear, a ceiling light point and ceiling spot lights, a radiator, wooden effect laminate flooring, and double glazed French doors opening to the rear garden.

On reaching the first floor, the landing has a loft access hatch, a ceiling light point, and doors opening into all three bedrooms, and the family bathroom.

The family bathroom has a bath with a mains fed shower over, a wash hand basin set on a vanity unit, and a wc. There is an obscure double glazed window to the rear, part tiling to the walls, wooden effect laminate flooring, ceiling spot lights, and a contemporary radiator.

Bedroom three has a double glazed window to the front, a radiator, a ceiling light point, wooden effect laminate flooring, and built in over stairs storage.

Bedroom one has a double glazed window to the rear, a radiator, a ceiling light point, and wooden effect laminate flooring.

Completing the accommodation, bedroom two has a double glazed window to the front, a radiator, a ceiling light point, and wooden effect laminate flooring.

OUTSIDE

At the front of the property there is timber gated access to the garden, which includes; a decked seating area, a gravelled plant and shrub border, and a block paved pathway leading to the entrance door.

The low maintenance rear garden includes; a modern tiled patio seating area, an artificial lawn, and a further patio area with seating area. Enclosed by timber screen fencing, the garden houses a TIMBER SUMMER HOUSE, a timber storage shed, and has gated access to the side.

The property has a GARAGE located in a block, with a parking space to the front.

Council Tax Band

Council Tax Band B. Nottingham City Council.

Amount Payable 2025/2026 £2,065.93.

Referral Arrangement Note

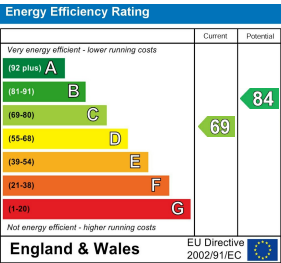
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