



375 Summerwood Lane,
Clifton, NG11 9DQ

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This extended semi detached home provides accommodation arranged over two floors including; an entrance hallway, an inner hallway, a wc, a lounge, a dining room, a kitchen and a versatile snug/office on the ground floor, with the first floor landing giving access to three bedrooms, and the family shower room.

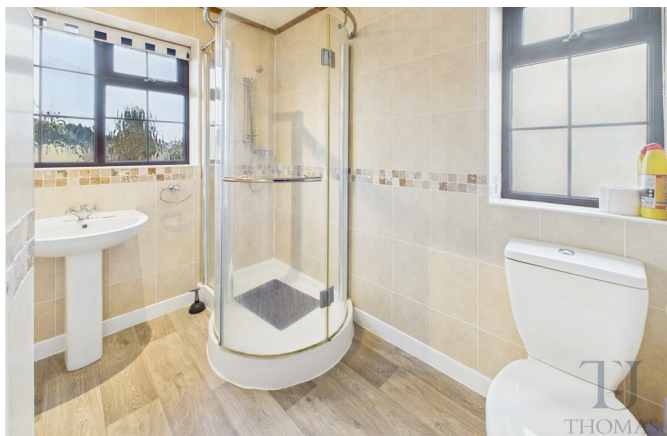
Benefiting from gas central heating, and majority double glazing, the property has a good size garden to the rear (in need of some attention) which houses a number of storage units and a summer house/shed, further garden to the front with a gated driveway providing off road parking for a number of vehicles.

Ideally situated for access to the Queens Medical Centre, East Midlands Airport and East Midland Parkway train station, popular Universities, the property is within easy reach of Nottingham City Centre and a wealth of local facilities, including shops, doctors, dentist and a leisure centre.

Offered to the market with no upward chain.

Guide Price £190,000





ACCOMMODATION

The UPVC entrance door (with an obscure glazed insert and an obscure glazed side panel) opens to the entrance hallway. The entrance hallway has wooden flooring, a radiator, a ceiling light point, and doors opening to the lounge, the ground floor wc, and an inner hallway.

The ground floor wc has a wc, and plumbing for a washing machine. There is a timber framed single glazed window to the side, a ceiling light point, a heated towel rail, and tiling to the walls and floor.

The lounge has a double glazed window to the front, wooden flooring, part wood panelling to one wall, two ceiling light points, two wall light points, a radiator, a decorative fire surround and hearth, and a door opening to the dining room.

The dining room has wooden flooring, a feature fire with a stone hearth and surround, a ceiling light point, a radiator, a door to the inner hallway, and steps down to the kitchen.

The inner hallway has a single glazed window to the side, wooden flooring, two storage cupboards (one of which houses the meters), and a ceiling light point.

The kitchen has a range of wall and base units, a sink and drainer unit with a mixer tap over, space for a fridge/freezer, plus an integrated oven, and an integrated gas hob. There is a double glazed window to the rear, tiled flooring and part tiled walls, a ceiling light point, wood panelling to the ceiling, a door into the snug/office, and a wooden door opening to a covered storage area at the side.

This versatile snug/office has a double glazed window to the rear, a wall light point, and a wall mounted fire.

On reaching the first floor, the landing has a storage cupboard, a loft access hatch (giving access to the loft space above, which houses the central heating boiler), and doors opening into all three bedrooms, and the family shower room.

Bedroom one has a double glazed window to the front, a storage cupboard, and a ceiling light point.

Bedroom two has a double glazed window to the rear, a storage cupboard/wardrobe, a radiator, and a ceiling light point.

Bedroom three has a double glazed window to the front, a radiator, and

a ceiling light point.

Completing the accommodation, the family shower room has a P-shaped shower enclosure, a wash hand basin, and a wc. This dual aspect room has obscure double glazed windows to the side and rear, tiling to the walls, wooden effect vinyl floor covering, and a heated towel rail.

OUTSIDE

At the front of the property there is gated access to the driveway which provides off road parking for a number of vehicles, and additional pedestrian gated access to the pathway which leads to the entrance door. There are fenced boundaries, plant borders and an artificial turfed border.

There is a good size garden to the rear of the property which includes; a patio seating area, gravelled beds, and areas which could be laid to lawn or otherwise. The garden also houses a summerhouse/shed, and two storage units.

The covered storage area, accessed from the kitchen, is of timber construction, with a corrugated roofing, and gives access to the front and rear gardens.

Council Tax Band

Council Tax Band A. Nottingham City Council.

Amount Payable 2025/2026 £1,770.80.

Agent Note

The property is non-standard construction.

Referral Arrangement Note

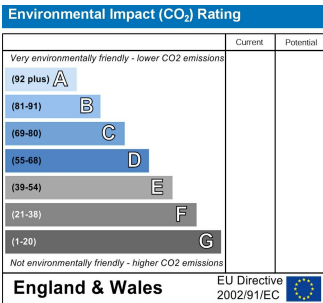
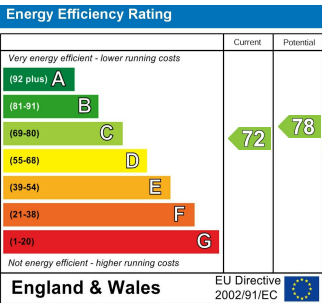
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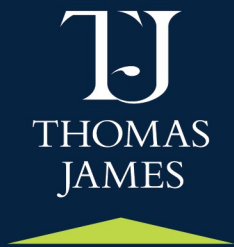
Approximate total area⁹⁹
92 m²
991 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft.

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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