



# A well-appointed four bedroom townhouse

Clifton Hall Drive, Clifton Village, Nottingham

savills

Sought-after conservation village • Private gated community • Four bedrooms, two en suite  
Communal recreational area • Off-street parking and single garage • Close to major transport links  
EPC rating = C

### Location

Clifton Village is an attractive, Conservation Area lying close to the city of Nottingham and offers convenience to the regions commercial and retail centres. There is ease of access to a number of transport networks to include East Midlands Airport which is 10 miles from the property, East Midlands Parkway offering transport to London St Pancras in approximately 90 minutes, positioned 6 miles away and the M1 motorway, just 7 miles from the house.

### Description

Clifton Hall Drive is an attractive, private development of just 14 properties, set behind private gates within what were at one stage the grounds of the historic Grade I Listed Clifton Hall.

Entry to the front aspect leads through to a spacious entrance hall with engineered oak flooring and onto the extent of the ground floor accommodation. There is a dining room to the front aspect benefitting from views over the communal garden area. Also to the front of the property sits a W.C and study. Adjacent to the dining room is the generous sitting room which benefits French doors out to the rear.

The breakfast kitchen sits to the rear aspect and incorporates oak effect base and wall units with black laminated work surfaces and is fitted with a range of integrated appliances to include a four burner gas hob with extractor over, dishwasher, fridge freezer and an oven stack to include a microwave oven, grill and an electric fan oven.





French doors lead from the kitchen out to the rear garden and patio seating area. The utility room is accessible off the kitchen, providing further unit storage, space and plumbing for additional appliances and a secondary sink.

Stairs ascend from the entrance hall to the first floor landing, off which are four double bedrooms, two with en suite shower rooms including the spacious master bedroom which also enjoys a Juliet balcony overlooking the rear garden. A family bathroom suite serves the two front bedrooms and is fitted with a pedestal wash hand basin, low level W.C and a bath with shower over.

### **Outside**

Off-street parking is provided for two vehicles to the front of the property, in addition to a single garage with an electrically operated door and loft storage. The private, rear garden benefits from a full width patio seating area, a lawn and boundary planting. There is a large, communal recreational area directly opposite the property, solely for use by the residents of Clifton Hall Drive.

### **Tenure**

Freehold

### **Services**

Mains electricity, gas fired central heating, drainage and water are understood to be connected to the property.

### **Viewing**

Strictly by appointment with Savills.





## Clifton Hall Drive, Nottingham

**Main House gross internal area = 1,663 sq ft / 155 sq m**

**Garage gross internal area = 178 sq ft / 17 sq m**



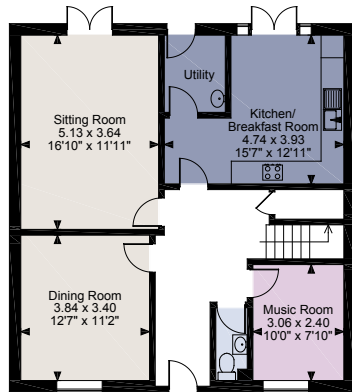
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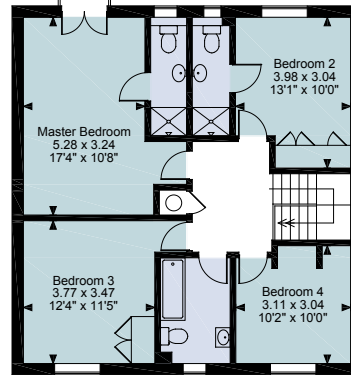
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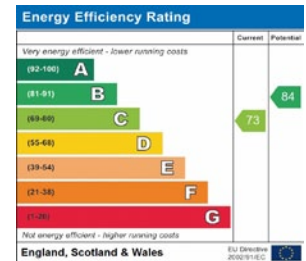
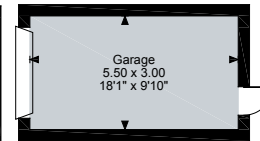
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Ground Floor



First Floor



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