



9 MEDEN CLOSE NOTTINGHAM NG11 8PP

4 bedrooms
Spacious living room
Conservatory
Garage & driveway parking

DESCRIPTION

A detached family house with well-proportioned accommodation arranged over two floors comprising entrance hall, cloakroom, kitchen and reception room with conservatory leading off on the ground floor with four bedrooms and the family bathroom at first floor level.

To the front there is a driveway leading to the integral garage and an area of lawn. The main garden lies to the rear of the property laid to lawn with a paved terrace leading off the house and enclosed by mature hedging.

LOCATION

Clifton Grove is a much sought after area which benefits from being in a fantastic location for access to the road network including the M1. There is also great access for Queens Medical Centre Hospital, Nottingham City hospital, the train/tram network and Nottingham city centre for shops & restaurants.

A FOUR-BEDROOM DETACHED FAMILY HOUSE SET WITHIN A CUL-DE-SAC IN THE SOUGHT AFTER AREA OF CLIFTON GROVE



Further information

Tenure: Freehold

Local Authority: Nottingham City Council

Council Tax: Band D

Services: All main services are connected

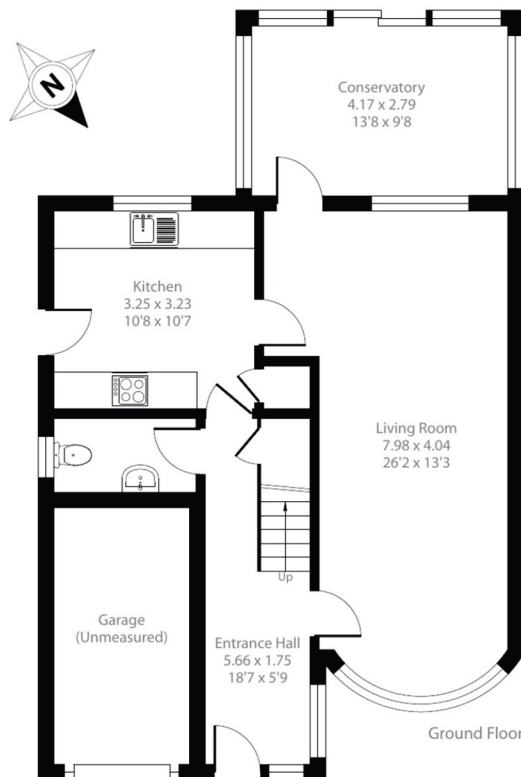
Broadband speeds and mobile phone coverage can be checked here: checker.ofcom.org.uk.

ADDITIONAL INFORMATION

Viewing: Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

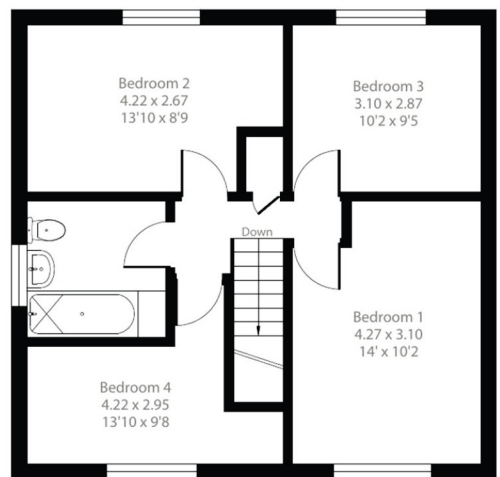
Directions: NG11 8PP





Meden Close, NG11

Approximate Area = 1280 sq ft / 118.9 sq m (excludes garage)
For identification only - Not to scale



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Carter Jonas. REF: 1174096

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		98
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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IMPORTANT INFORMATION

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