



171 Summerwood Lane
Nottingham, Nottinghamshire, NG11 9FT

Guide Price
£200,000

3 Bedroom Terraced House

- Freehold
- Recently refurbished property
- Additional front porch
- Kitchen/dining room
- Additional utility room
- Ample storage throughout the property
- Easy access to bus and tram links
- Front garden with driveway, Low maintenance rear garden
- Recently installed gas central heating system
- EPC Rating - C, Council Tax Band - A

Click [here](#) to access the Energy Performance Certificate for 171 Summerwood Lane, Nottingham, Nottinghamshire, NG11 9FT



Overview

Guide Price £200,000 - £210,000

Welcome to this beautifully refurbished mid-terraced house. Perfect for families or first-time buyers, this property combines modern finishes with practical features throughout.

- Front Porch: Welcoming and practical, ideal for extra storage and a buffer to the main living area.
- Spacious Hallway: Light and airy, setting the tone for the entire home.
- Living Room: A cozy yet spacious area, perfect for family gatherings or quiet relaxation.
- Modern Kitchen/Dining Room: Recently updated with ample counter space, stylish cabinets, and a dining area ideal for entertaining.
- Utility Room: Conveniently located to keep laundry and cleaning separate from the main living spaces.



- Landing: Offering access to all upstairs rooms with additional storage potential.
- Three Generously Sized Bedrooms: Ideal for families, with room for guests or a home office.
- Family Bathroom: Freshly renovated, featuring modern fixtures and a clean, stylish design.
- Front Garden with Driveway: Off-street parking with a well-maintained garden area.
- Enclosed Rear Garden: Private and secure, a perfect space for children, pets, or outdoor entertaining.

This property offers the ideal blend of comfort and convenience, with local amenities, schools, and transport links just a short distance away. Don't miss this opportunity to own a beautiful home in a fantastic location.



Clifton, Nottingham, is a popular area for both families and professionals due to its vibrant community feel, excellent amenities, and accessibility to Nottingham city centre. Here are some key benefits of living in Clifton. Clifton is well-connected by tram and bus routes, making it easy to reach Nottingham city centre within 15-20 minutes. The nearby A453 provides quick access to the M1 motorway, ideal for commuting to other cities. Compared to other parts of Nottingham, Clifton offers more affordable housing options, ranging from traditional family homes to modern apartments, making it popular with first-time buyers and families alike. Clifton has a variety of local shops, supermarkets, and services, including Clifton Retail Park, which hosts major retailers. Nearby, the Riverside Retail Park offers additional shopping and dining options, and Nottingham city centre is close by for even more variety. Clifton is home to several reputable primary and secondary schools, such as Whitegate Primary and Farnborough Spencer Academy, making it attractive to families. It's also near the Clifton campus of Nottingham Trent University, offering further education opportunities and enhancing the local community's vibrancy. Clifton offers access to numerous parks and green spaces, including Clifton Playing Fields, Clifton Central Park, and the picturesque River Trent nearby.

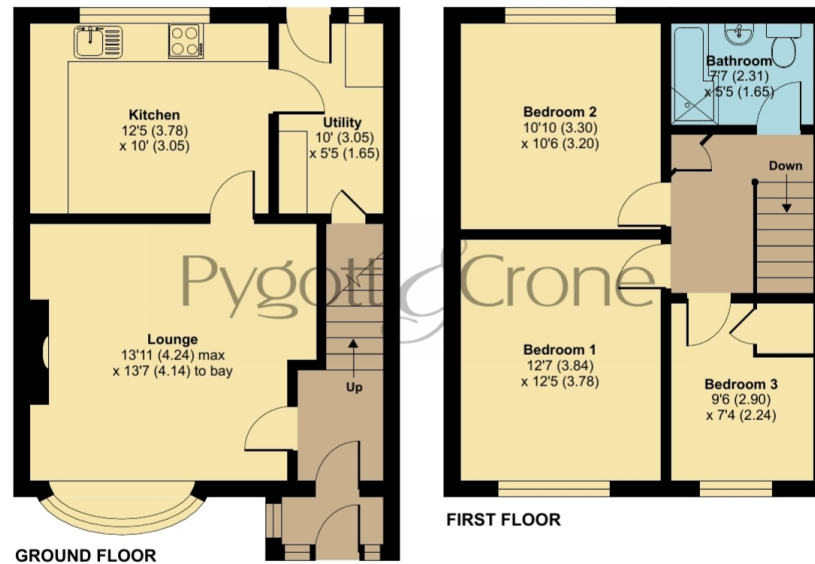




Summerwood Lane, Nottingham, NG11

Approximate Area = 918 sq ft / 85.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Pygott & Crone. REF: 1149916



Location



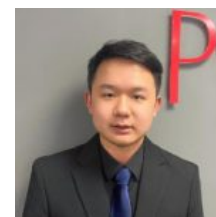
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171 Summerwood Lane, Nottingham
is on the market with our Nottingham branch

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