



£199,000

Kilsby Road

Semi-Detached House | 3 Bedrooms | 1 Bathroom

0115 697 28 29

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# Step Inside

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## Key Features

- 3 Bedrooms
- Bath with over bath shower
- chain free
- Close To Local Amenities
- Close to local shops
- Close to tram link and bus stops
- Combi Boiler
- Council Tax Band A
- Double Glazing
- Fireplace

## Property Description

Spacious three-bedroom semi-detached home with large front and rear gardens, offering great potential to personalise. Features a living room, dining room, kitchen, and two double bedrooms plus a single. Well-located close to schools, amenities, and transport links.

## Main Particulars

If you're looking for a home you can really make your own, this three-bedroom semi-detached property could be just the one. With generous front and rear gardens and a well-laid-out interior, it offers plenty of space both inside and out. Additional outside space for storage or development.

Downstairs, you'll find a bright living room, a separate dining room, and a practical kitchen - ideal for everyday living and entertaining. Upstairs, there are two good-sized double bedrooms, a single bedroom that would work perfectly as a nursery, office or guest room, and a family bathroom.

The outdoor space is a real highlight here. The large gardens provide loads of potential, whether you're thinking of landscaping, creating a family-friendly space, or even exploring future extensions (subject to the usual permissions).

Each room benefits from central heating radiators with a thermostatic valve, so you can easily control the temperature throughout the house. There's also a modern Viessmann gas boiler, installed around 3-4 years ago, offering added peace of mind.

The property is set in sought after Clifton and within a convenient location with good access to local shops, schools, green spaces, and transport links, making it a great option for first-time buyers, families, or investors alike.

Useful information:

VENDOR IS CHAIN FREE

EPC: D

Council Tax Band: A

Not within Nottingham City Council Selective Licensing boundary

Within Nottingham City Council Additional and Mandatory HMO Licensing area

The property, or part of it, may fall within a conservation area - please enquire with your solicitor should you wish to make an offer.

Boiler: Viessmann (approx. 3-4 years old)

Schools Nearby

There are several schools within easy reach, including Farnborough Academy, Dovecote Primary and Nursery School, Glapton Academy, and The Nottingham Emmanuel School, making it a practical choice for families.

Buyers should check directly with schools or the local authority for admissions details.

Everyday Amenities

You'll find handy local shops nearby including Tesco Express and Co-op Food, along with leisure facilities such as Farnborough Leisure Centre.

## Green Spaces

For fresh air and outdoor time, Colesbourne Park, Ruddington Lane Recreation Ground, and Clifton Playing Fields are all close by.

## Transport Links

Getting around is straightforward, with the NET tram stop at Rivergreen and several bus routes nearby offering easy access into Nottingham and beyond.

## Places of Worship

A range of local places of worship are within the area, including Clifton Road Mosque and St. Mary's Church.

## DISCLAIMERS:

Please ensure you seek your own financial and planning advice when making type of purchase/investment

Selected photographs have been virtually staged using AI-generated furniture and décor to help demonstrate the potential use of the space. These images are for illustrative purposes only. Furniture and accessories shown are not included in the sale and may not accurately reflect the property's current appearance.

You are strongly advised to view the video and visit the property in person

(1) MONEY LAUNDERING REGULATIONS - prospective buyers will be asked to produce identification documentation during the verification process and we would ask for your cooperation in order that there will be no delay in agreeing a formal offer

(2) These particulars do not constitute part or all of an offer or contract.

(3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.

(4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

(5) You should make your own enquiries regarding the property, particularly regarding furnishings to be included/excluded and what parking facilities are available.

(6) Before you enter into any contract for one of the advertised properties, the condition and contents of the property will normally be set out in the sales particulars.

Please make sure you carefully read and agree with the contract before signing these documents.

Norman Galloway Estate Agency are registered with:

\* Property Redress, with reference: PRS01969.

\* Information Commissioners' Office, with reference: ZA251605

\* Client Money Protect, with reference: CMP002689

Council Tax Band: A (Nottingham City Council)

Tenure: Freehold

Parking options: On Street

Garden details: Enclosed Garden, Front Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

## **GROUND FLOOR:**

### **Entrance/Hallway**

w: 2.05m x l: 3.2m (w: 6' 9" x l: 10' 6")

Entering into a neutral decor, the wooden effect laminate and wooden skirting boards and door frames bring calm to the home. With gas central heating and a thermostatic valve, the hallway can be nice and toasty when you get home in those chilly months.

EE, BT, Sky and openreach broadband connection available.

Virgin serviceable in the area.

**Living room** w: 4.24m x l: 3.23m (w: 13' 11" x l: 10' 7")

Gas fireplace in situ - perfect for those future chilly nights where you want to curl up with a hot-drink. Looking over the front garden, there is plenty of nature to retreat to from the comfort of your living room!

**Kitchen** w: 3m x l: 3.1m (w: 9' 10" x l: 10' 2")

The kitchen has an electric hob built into the work surface, as well as a mounted electric oven and hidden cooker hood making the room look sleek. With warm neutral tiles, the backsplash stretches across the left-hand side making food prep easy to clean.

The sink is under the window, providing a beautiful view over the patio and garden. Perfect for parents who need to multitask or those just wanting to observe the ebbs and flow of nature.

Wooden paneling on the right-hand wall leads to the dining room through an arched doorway. This kitchen has rustic charm and is good to go.

**Dining Room** w: 3.2m x l: 2.74m (w: 10' 6" x l: 9' )

The dining room leads to the garden via two french doors, with views of the beautiful lilac tree.

## **FIRST FLOOR:**

**Bathroom** w: 3.23m x l: 1.95m (w: 10' 7" x l: 6' 5")

Featuring an electric shower and a walk-in bath, this provides the opportunity to relax in style.

**Landing** w: 2.43m x l: 1.98m (w: 8' x l: 6' 6")

Bright landing with access to the airing cupboard, housing the combi viessmann boiler.

**Bedroom 1** w: 3.22m x l: 4.3m (w: 10' 7" x l: 14' 1")

This spacious double room peers over the back-garden, with south-facing sun.

**Bedroom 2** w: 3.36m x l: 3.14m (w: 11' x l: 10' 4")

Secondary bedroom that can fit a double bed in. With built in wardrobe, there is plenty of space for a furniture suite.

**Bedroom 3**

A box room, large enough to fit a single bed in. There is another great storage space, perfect for storing clothes and those pesky items that no-one wants to see.

**Front Garden**

Beautiful front garden with plenty of space to lounge in. Featuring plenty of shrubs, this is perfect for those who have a green thumb. Has the opportunity to be developed into a driveway should you want off-street parking or extending the house to the left (subject to usual consents and regulations).

**Rear Garden**

South facing, warm and smells wonderful with the smell of Lilacs. There is access from the left of the house via a gate.

**Outhouse**

External storage available, with the potential (subject to planning) to be developed into a shed or another room completely!



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## Kilby Road


NG11 - Clifton

Not to Scale - For illustration purposes only

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2026 10530079 | VAT Registration Number: 409 4833 83 Registered Office: , 58 Carlton Road, Nottingham, NG3 2AP

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

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