Robert Ellis

look no further...

Dormy Close,
Off Claremont Avenue,
NG9 3DE

£1,350,000 Freehold

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A stylish and substantial individual 1970's built four bedroom detached house on a private plot of approximately a 1/3 of an acre.

This beautifully presented home has been upgraded and extended by the current vendors and now offers a most appealing living space that has retained much of original character and charm though is complimented by modern good quality fixtures and fittings throughout.

In brief the well-proportioned and appointed interior comprises entrance hall, inner hallway, WC/cloakroom, snug, kitchen diner, utility, dining room, and sitting room, rising to the first floor is a landing, principal bedroom with dressing area, en-suite and balcony, three further bedrooms and bathroom.

Outside the property has an in-out drive to front with low maintenance landscaped borders and the garage beyond. The property benefits from beautifully manicured and mature landscaped gardens to all sides of the property with a courtyard garden, lawned area, various patios, summer house and covered seating area.

Occupying an exclusive and extremely sought-after residential location and benefitting from solar panels, this fabulous property with further development potential truly is a unique opportunity well worthy of viewing.

Entrance Hallway
Double glazed entrance door, tiled flooring, double glazed entrance door leading to the rear garden, feature roof lantern and further double glazed door leading to the inner hallway.

Inner Hallway
Two radiators, stairs off to the first floor landing, and understairs cupboard.

WC/Cloaks Area
8'11" x 7'3" (2.74m x 2.21m)
Wash-hand basin inset into vanity unit with tiled splashback and mirror, WC, radiator, tiled flooring, cloaks cupboard, double glazed window and extractor fan.

Snug
13'10" x 10'4" (4.24m x 3.17m)
Double glazed patio doors and two radiators.

Kitchen Diner
20'7" x 14'4" (6.28m x 4.37m)
With a good quality fitted kitchen comprising ample wall and base units, marble work-surfacing with splashback, island with breakfast bar, induction hob with downdraft extractor, double sink with mixer tap, inset electric oven, steam oven and two plate warming drawers, integrated freezer, two large fridge drawers and dishwasher, radiator, wine fridge and tiled flooring, feature Atrium-style double glazed window, twin Velux windows and two radiators.

Utility
9'1" x 7'10" (2.77m x 2.40m)
A good range of quality fitted wall and base units, marble work-surfacing with splashback, plumbing for a washing machine, space for a dryer, double aspect glazed windows and extractor.

Dining Room
22'8" x 13'5" (6.91m x 4.10m)
Double aspect glazed windows, two radiators, and double glazed patio door leading to the rear garden.

Sitting Room
23'5" x 17'4" (7.16m x 5.29m)
Double aspect glazed patio doors, two radiators and a feature wood-burning stove mounted upon a slate hearth.

First Floor Landing
Double glazed windows, radiator and airing cupboard with slatted shelves and the hot water cylinder.

Principle Bedroom
16'9" x13'10" plus dressing area (5.11m x4.23m plus dressing area)
Double aspect glazed windows and patio doors onto the balcony area, fitted wardrobes, drawers seating area and dressing table.

Balcony
With tiled flooring, glazed screen and metal balustrade.

En-Suite
8'11" x 7'8" (2.74m x 2.35m)
Wash-hand basin and WC inset into vanity unit, bath with shower handset, shower cubicle with mains control shower over, fully tiled walls, two heated towel rails and double glazed window.

Bedroom Two
13'11" x 13'9" (4.26m x 4.20m)
Double aspect glazed windows and radiator.

Bedroom Three
13'10" x 11'10" (4.24m x 3.62m)
Double glazed window, radiator, fitted wardrobe, drawers, wash-hand basin inset to vanity unit and patio door leading to the balcony.

Bedroom Four
12'2" x 11'10" (3.71m x 3.61m)
Double glazed window and radiator.

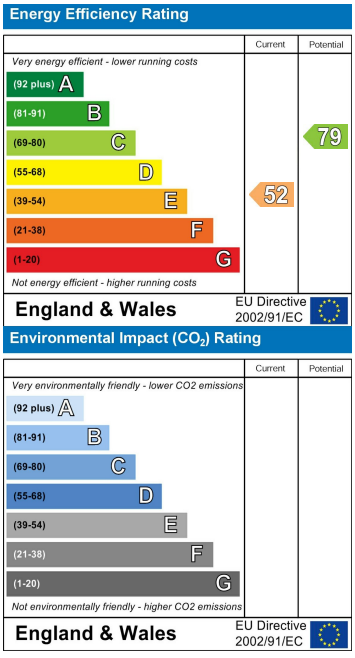
Bathroom
11'0" x 8'3" (3.37m x 2.52m)
With a modern four-piece bathroom suite comprising WC and bidet, wash-hand basin inset into vanity unit with mirror over, double shower cubicle with mains control over head shower and further shower handset, extractor fan, fully tilled walls, tiled flooring and fitted cupboards.

Garage
19'11" x 19'11" (6.09m x 6.08m)
Feature roof lights, light and power, electrical up and over door to the front.

Outside
The property sits on a excellent plot of approximately a 1/3 of an acre with an in-out drive to the front with the garage beyond and a low maintenance landscaped garden with shrubs and slate. This excellent house benefits from gardens to all sides with a courtyard area with pergola and raised borders, various patios, lawn, well-manicured and mature borders with shrubs and trees, outside taps and power points, timber shed, summerhouse with power and a further seating area.

Additional Property Information:
1: The property benefits from an 8.36Kw PV array, supported by a 10Kw Battery Bank, both of which were installed in July 2023.

2. The property's heating, lighting and all other services needs are met by electricity. Total expenditures on electricity by the current owners over the last two years was £2,700 in 2024/25 and £2,300 in 2025/26. These figures do not include the rebate from exporting surplus energy to the National Grid.



These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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