

874 Woodborough Road, Mapperley, NG3 5QQ

£365,000

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Marriotts



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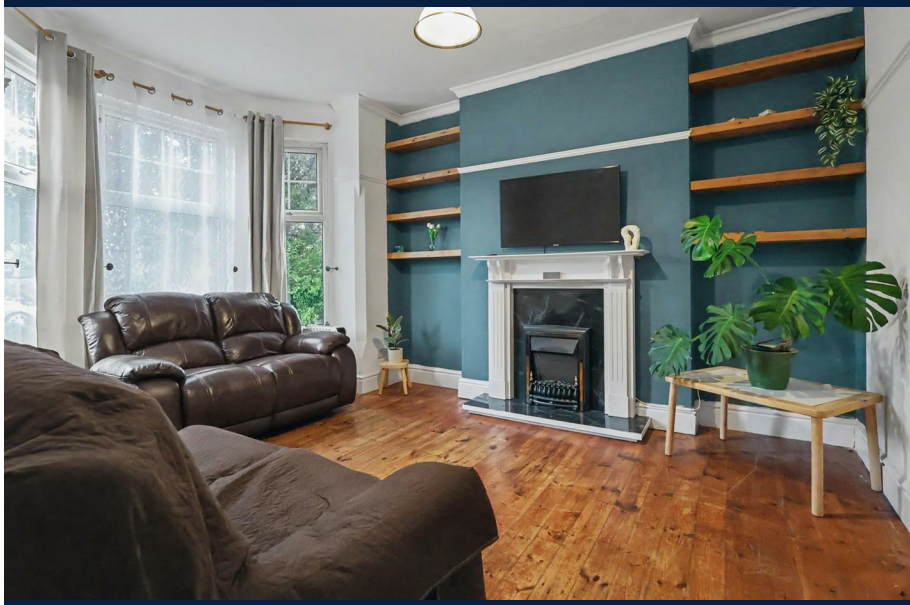
- Spacious period semi-detached house
- Hallway with Minton tiled floor
- Four double bedrooms
- Prime Mapperley location
- Living room, large dining kitchen & utility room
- Two bay cellar

Proudly standing on Woodborough Road, facing the junction of Woodthorpe Drive, this attractive double bay period semi-detached house offers a fantastic blend of character and modern living. Dating back to pre 1900, the property boasts a wealth of original features, including high ceilings, exposed floorboards, and a stunning hallway adorned with Minton tiled flooring, all of which contribute to its unique charm!





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Overview
Spanning three floors, the accommodation comprises four well-proportioned double bedrooms, providing ample space for family living or guests. Located off the fourth bedroom which is on the second floor, is a very useful walk in store room/dressing room.

On the ground floor, the hallway gives access to a cosy bay-fronted living room, while the large modern kitchen diner serves as the heart of the home, with a free-standing DeLonghi range cooker, integrated fridge freezer and dishwasher and a large bay window overlooking the decking and garden. Additionally, a spacious separate utility room enhances practicality.

The property is ideally situated just a short stroll from Mapperley's vibrant shopping area, where you will find an array of cafes, bars, restaurants, and shops, ensuring that all your daily needs are within easy reach. Woodthorpe Park and botanical gardens are also just a few minutes walk away. Outside, there is a large rear garden and balustrade enclosed decking making a great outdoor family space.

This semi-detached house is a rare find, combining period elegance with modern convenience in a sought-after location. It presents an excellent opportunity for those seeking a family home with character and charm in the heart of Mapperley.

Entrance Hall
With composite front entrance door, Minton tiled floor, original balustrade staircase leading to the first-floor landing, radiator and doors to lounge, utility room and kitchen.

Lounge
Marble effect fireplace and hearth with decorative wooden surround, original exposed floorboards, with shelving on either side of the chimney breast, UPVC double-glazed bay window to the front and radiator.

Utility Room
Built-in cupboard housing the gas boiler, plumbing for the washing machine, radiator, UPVC double-glazed window and composite side door.

Kitchen Diner
Fitted with a range of wall and base units with solid wooden worktops and an under-counter Belfast sink unit with concealed work surface lighting and tiled splashbacks. There is a De-Longhi 5-ring range with an extractor canopy in black, integrated fridge freezer and Bosch dishwasher. Exposed floorboards, radiator and UPVC double-glazed bay window overlooking the rear garden.

Basement
Consisting of two bays with light, power and housing the smart meters and RCD board installed in 2025.

First Floor Landing
Radiator and original balustrade staircase leading to the second-floor bedrooms.

Bedroom 1
Original exposed floorboards, UPVC double-glazed bay window to the front, 2nd UPVC double-glazed front window and radiator.

Bedroom 2
Original exposed floorboards, radiator and UPVC double-glazed rear window.

Bathroom
Consisting of a bath with a glass screen, three-quarter-height tiling and an electric shower. Traditional-style pedestal wash basin with tiled splashback, chrome ladder towel rail, patterned tile-effect floor covering and extractor fan. Separate WC with matching flooring, radiator and UPVC double-glazed side window.

Second Floor Landing
Large triple skylight window and doors to bedroom 3 and 4.

Bedroom 3
With original exposed floorboards, UPVC double-glazed front window and radiator.

Bedroom 4
UPVC double-glazed rear window, radiator, original exposed floorboards and door leading to a walk-in store/wardrobe with UPVC double glazed rear window.

Outside
There is a stone-walled frontage with gated access onto the front garden. Side-gated access leads to the rear, where there is also an outside cold-water tap, eventually leading to balustrade-enclosed decking. Steps then lead down to the main garden, which is lawned with a majority hedged perimeter.

Material Information
TENURE: Freehold
COUNCIL TAX: Nottinghamshire - Band C
PROPERTY CONSTRUCTION: solid brick
ANY RIGHTS OF WAY AFFECTING PROPERTY: no
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no
FLOOD RISK: very low
ASBESTOS PRESENT: n/k
ANY KNOWN EXTERNAL FACTORS: no
LOCATION OF BOILER: utility room
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER:
MAINS ELECTRICITY PROVIDER:
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent



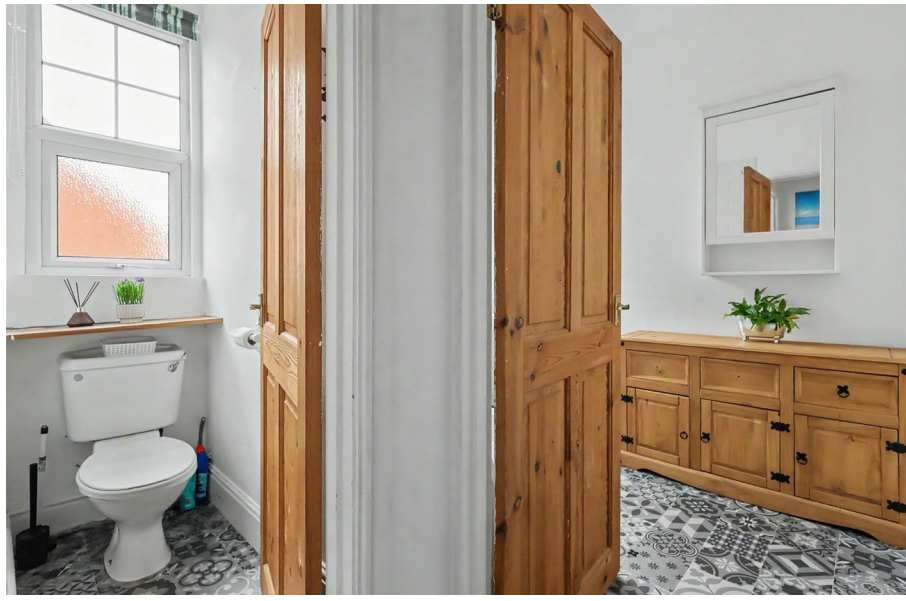






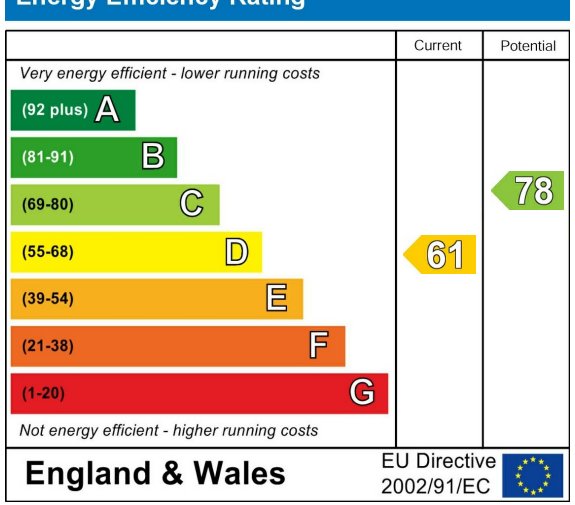


WATER METER: n/k
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.
ELECTRIC CAR CHARGING POINT: not available.
ACCESS AND SAFETY INFORMATION: level access











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