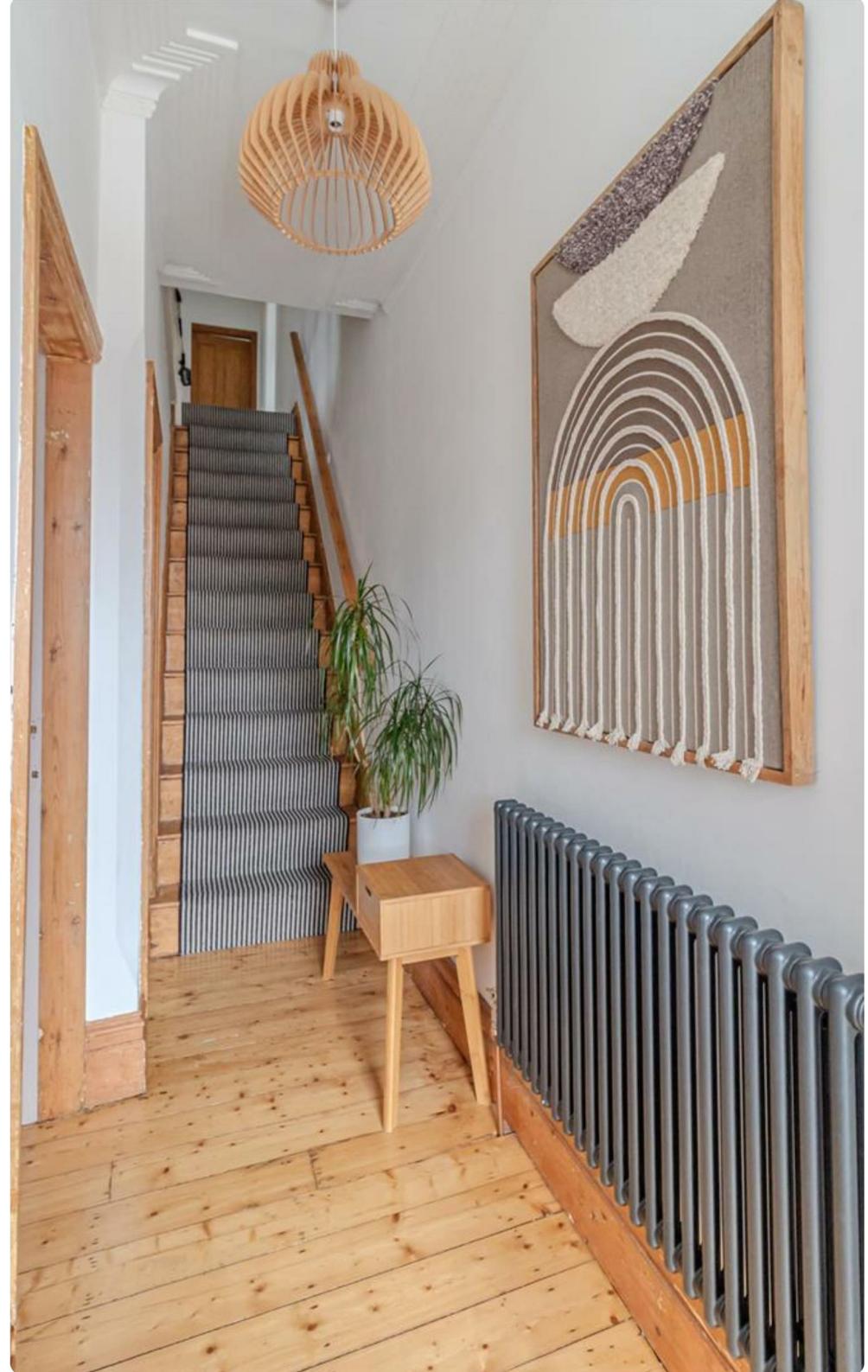
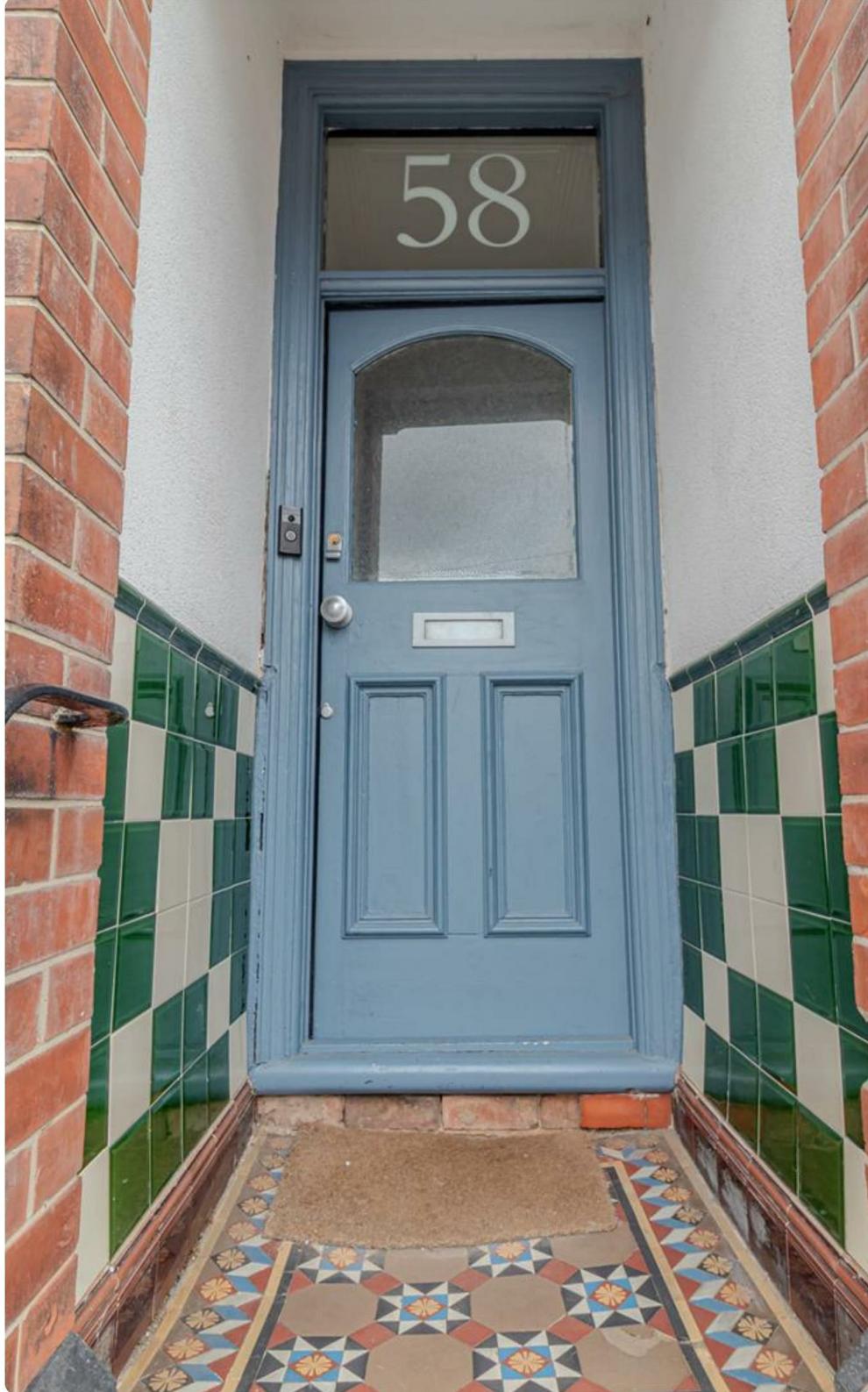




58 Thorneywood Mount, Thorneywood, NG3 2PZ  
£280,000



Marriotts



# 58 Thorneywood Mount Thorneywood, NG3 2PZ

- Charming semi-detached house
- Links to the City Centre and the nearby Mapperley shops
- Kitchen with bi-fold doors to the garden
- Three bedrooms
- The contemporary bathroom is fitted with a walk in shower
- Rear lawned garden

This well-presented and substantial 3-bedroom semi-detached house is full of charming features including stripped wooden floors, traditional cornices and fireplaces. The spacious accommodation comprises of front lounge with a log burner and a rear dining room which opens into the kitchen with Bifold doors to the garden. A stylishly fitted 4-piece bathroom suite. The long rear garden is fully enclosed and spacious. Conveniently located for local amenities and public transport to the City Centre and within reach of Mapperley shops.



£280,000



## Overview

Situated in the desirable area of Thorneywood Mount, Nottingham, this substantial semi-detached house offers a delightful blend of charm and modern living. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space.

As you enter, you are greeted by two inviting reception rooms, each showcasing beautiful stripped wooden floors and traditional cornices, which add character and warmth to the home. The front lounge features a cosy log burner, creating an ideal setting for relaxation during the colder months. The rear dining room seamlessly connects to the kitchen, enhanced by elegant Bifold doors that open up to the expansive garden, perfect for entertaining or enjoying a quiet afternoon in the sun.

The property boasts a stylishly fitted four-piece bathroom suite, ensuring comfort and convenience for all residents. The three bedrooms are generously sized, providing ample space for rest and personalisation.

The long rear garden is fully enclosed, offering a safe and spacious area for children to play or for gardening enthusiasts to cultivate their green thumb.

Conveniently located, this home is within easy reach of local amenities and public transport links to the city centre. Additionally, the nearby Mapperley shops provide a variety of options for shopping and dining.

This charming semi-detached house is a wonderful opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of a well-appointed home.

## Entrance

Stone steps rise to the open front entrance porch with tile walls and floor-level access is also available to the left-hand side of the property via a gate & pathway which leads to the rear garden. through the wooden half-glazed front door, the inner hallway has stripped wood floors, which flows through to the lounge and dining room, the is a traditional radiator, carpeted stairs rise to the first floor and doors leads into the downstairs rooms

## Lounge

With stripped wood floors, square bay window with UPVC windows to the front, fireplace with log burner, radiator, low-level cupboard housing the RCD board

## Dining Room

With dual aspect UPVC windows to the side and rear, stripped wood floor, traditional radiator, feature fireplace and surround, opening into the kitchen.

## Kitchen

Fitted with units and worktop with space for appliances, including a range cooker, dishwasher and washing machine, under stairs pantry/storage cupboard, tiled floor, UPVC window to the side and bi-fold doors lead into the garden

## Landing

Carpeted with a traditional radiator and access to upstairs rooms.

## Bedroom 1

With a stripped wooden floor, three UPVC windows to the front and a radiator.

## Bedroom 2

With carpet, dual aspect UPVC windows to the back and side, radiator.

## Bedroom 3

With carpet, UPVC window to the side, radiator and fitted storage cupboards which house the combination boiler.

## Bathroom

The contemporary bathroom is fitted with a walk-in shower with glass screens, a main shower with rainwater shower head and hand-held head and tiled surround, a free-standing double-ended bath and floor standing tap, toilet with dual flush, sink unit with pull-out draw, vertical heated towel rail, two UPVC windows to the side and hexagon design vinyl flooring.

## Outside

To the rear the property enjoys a long garden which has a lawn, two seating areas and is enclosed with mature hedges. Further space to the side gives various storage options and a passageway leads to the front.

## Material Information

TENURE: Freehold / Leasehold

COUNCIL TAX: Nottingham City - Band B

PROPERTY CONSTRUCTION: Solid Brick

ANY RIGHTS OF WAY AFFECTING PROPERTY:

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS:

FLOOD RISK:







ASBESTOS PRESENT:

ANY KNOWN EXTERNAL FACTORS:

LOCATION OF BOILER:

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:

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.

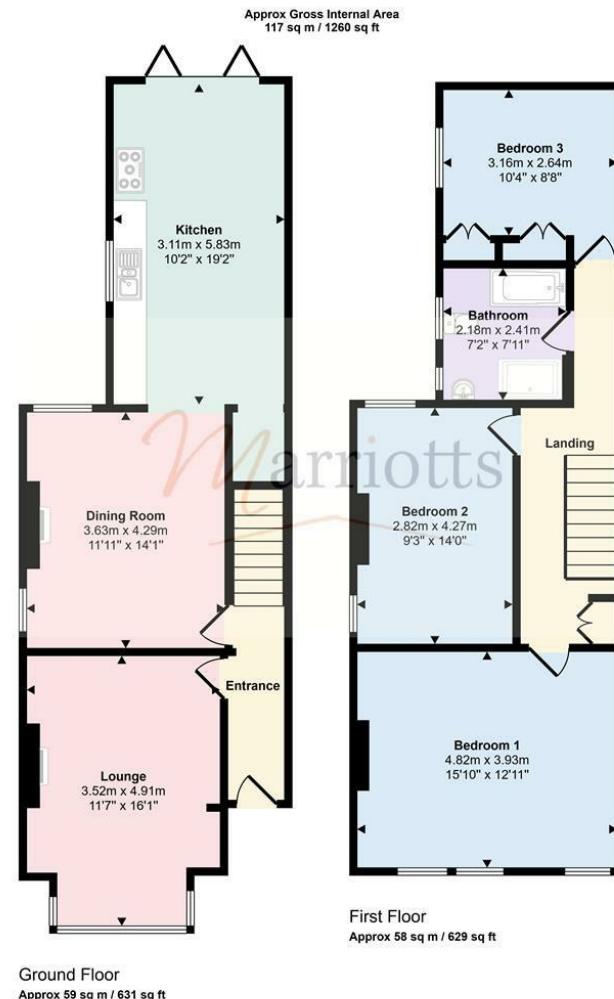
ACCESS AND SAFETY INFORMATION:

OTHER INFORMATION:

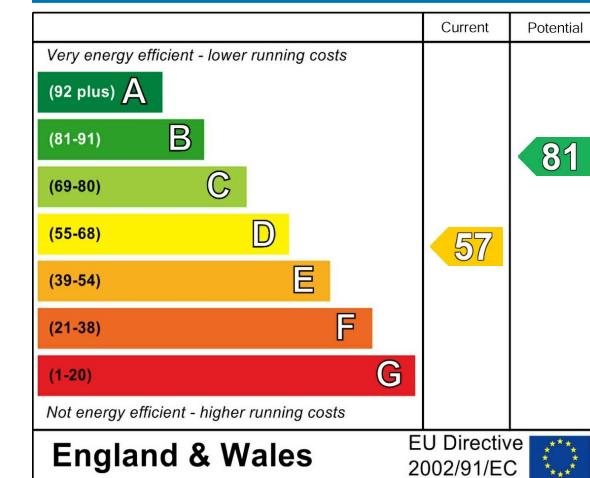
\*\*The property is also situated within the Nottingham City boundaries and will therefore be part of the Selective Licensing scheme nottinghamcity.gov.uk, Please note that selective licensing is non-transferable and therefore any new owner would need to apply for a new license and would need to obtain information from the council direct with regards to costs.







### Energy Efficiency Rating



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Make Snappy 360.

**Please contact us on 0115 953 6644 should you wish to arrange to view this property or if you require any further information.**

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
2. No person in the employment of Marriots has the authority to make or give any representation or warranty in respect of the property, and they assume no responsibility for any statement made in these particulars.
3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriots.
4. Money Laundering - Marriots are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.
5. Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriots refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).

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