



11 Ashworth Crescent, Mapperley, NG3 6BX

£325,000





# 11 Ashworth Crescent Mapperley, NG3 6BX

- Three bedrooms & ample parking
- Lounge & dining room
- Kitchen, with integrated oven & hob
- Stylish four piece bathroom
- Large rear garden with decking
- Brand new roof in December 2023

A fabulous three bedroom semi-detached house on a popular crescent just off Kenrick Road. Large mature rear garden overlooked by enclosed decking with electric canopy, both reception rooms with feature fireplaces, lovely traditional style bathroom with 'claw & ball' roll top bath, plus plenty of traditional & original features. Viewing strongly advised!

£325,000



## Overview

Nestled in the charming Ashworth Crescent, Mapperley, this delightful semi-detached house offers a perfect blend of period charm and modern convenience. With three bedrooms and two inviting reception rooms, this property is ideal for families seeking a comfortable and spacious home.

The house boasts a large rear garden, which is a true highlight and provides scope for extending (subject to permission). The expansive outdoor space features a balustrade-enclosed decking area, complete with a large electric retractable sun canopy, perfect for enjoying sunny days and entertaining guests. The garden is not only great for family gatherings but also provides a serene retreat for relaxation.

The property has been thoughtfully updated by the current owners, with a new roof installed in 2023, ensuring peace of mind for years to come. Additionally, we understand that it was re-wired and re-plumbed in 2005, reflecting a commitment to maintaining the home's integrity while preserving its character. Inside, you will find charming features such as traditional internal doors and feature fireplaces in both reception rooms and the two double bedrooms, which add to the home's unique appeal.

Situated in a popular tree-lined crescent just off Kenrick Road, this home offers convenient access to local amenities and transport links, making it an excellent choice for those looking to settle in a vibrant community. With parking available for two vehicles, this property combines practicality with charm, making it a wonderful opportunity for prospective buyers.



## Entrance Hall

With a double-glazed composite front entrance door and matching UPVC double-glazed side windows, spindled staircase to the first floor, with an under-stair cupboard housing the Baxi combination gas boiler, shelving and steps leading down to a lower level with plumbing for a washing machine.

## Dining Room

Front bay window with radiator, feature decorative cast iron fireplace and surround with polished black marble hearth.

## Living Room

With a feature picture tiled cast iron living flame gas fire with decorative wooden surround and tiled hearth. Exposed floorboards, UPVC double-glazed double doors leading out to the decking and plumbing for a radiator.

## Kitchen

A range of units with doors in gloss white, with solid wooden worktops, undercounter Belfast Sink and multi-coloured tiled splashbacks. Appliances consist of an integrated electric oven and four-ring gas hob with matching extractor canopy. Plumbing for a washing machine/dishwasher, LED downlights, space for an upright fridge freezer, side window and a UPVC double-glazed door to the rear.

## First Floor Landing

Side window on the half landing, doors to all bedrooms and bathroom and loft hatch with ladder into a partly boarded roof space with light.

## Bedroom 1

Decorative cast iron fireplace, exposed floorboards, radiator and window to the rear.

## Bedroom 2

Decorative cast iron fireplace, radiator and window to the front.

## Bedroom 3

Radiator and window to the front.

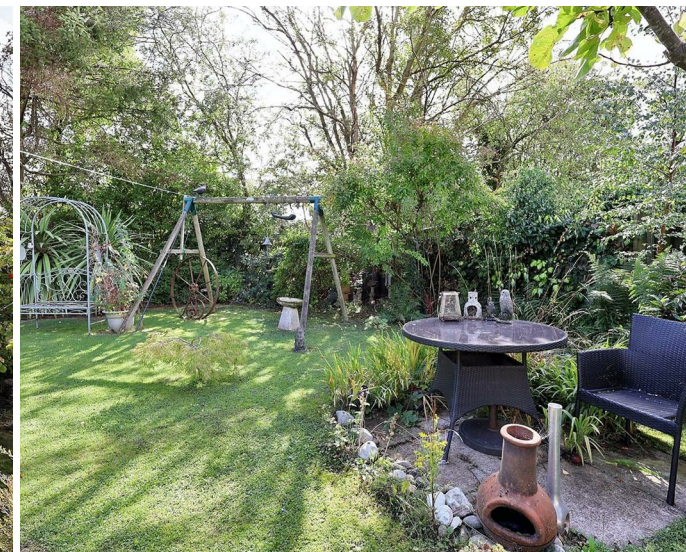
## Bathroom

With fully tiled walls and wood effect laminate flooring, the suite consists of a feature 'claw & ball' roll top bath with centre mixer tap, separate PVC panelled shower cubicle with chrome mains shower, traditional style pedestal wash basin and toilet. Heated towel, radiator and rear window.

## Outside

To the front is a garden and parking for two cars, with side gated access leading to a large side area which could accommodate a side extension. Currently there are two garden sheds, the larger of the two having power connected. There's also security lighting, an outside tap and external power points. Steps lead up to the decking, which is balustrade enclosed, with remote electric sun canopy extending to the end of the decking, along with wall-mounted LED lighting. There is an extensive lawned garden with apple tree, established borders, a further small paved patio/seating area and, at the end of the garden is a large workshop also with power connected. The garden is enclosed with a mixture of private hedging and fencing to the perimeter.

## Material Information



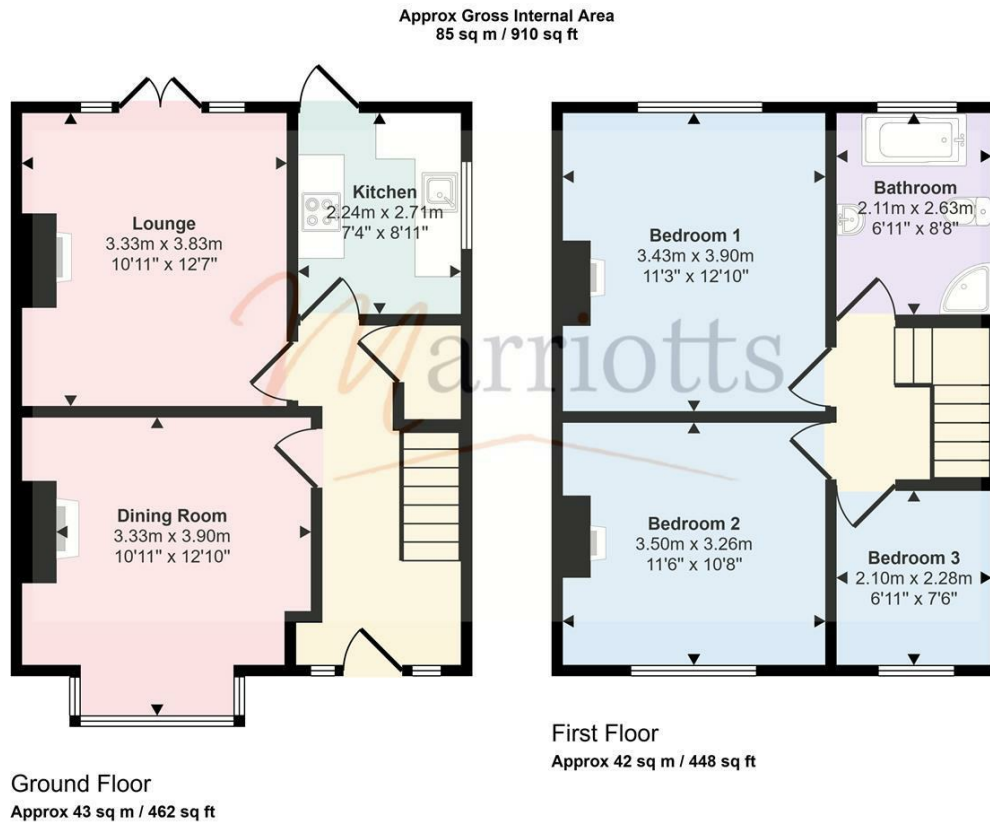




TENURE: Freehold  
COUNCIL TAX: Gedling Borough Council - Band B  
PROPERTY CONSTRUCTION: solid brick  
ANY RIGHTS OF WAY AFFECTING PROPERTY: no  
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no  
FLOOD RISK: very low  
ASBESTOS PRESENT: n/k  
ANY KNOWN EXTERNAL FACTORS: n/k  
LOCATION OF BOILER: under the stairs  
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: No  
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 front access, level rear access with steps down to the garden







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 Made Snappy 360.

| Energy Efficiency Rating                    |         |                            |
|---|---------|----------------------------|
|   | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) <b>A</b>                          |         |                            |
| (81-91) <b>B</b>                            |         |                            |
| (69-80) <b>C</b>                            |         |                            |
| (55-68) <b>D</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<br>2002/91/EC |



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

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