

HoldenCopley

PREPARE TO BE MOVED

Dagmar Grove, Alexandra Park, Nottinghamshire NG3 4JE

Offers Over £475,000

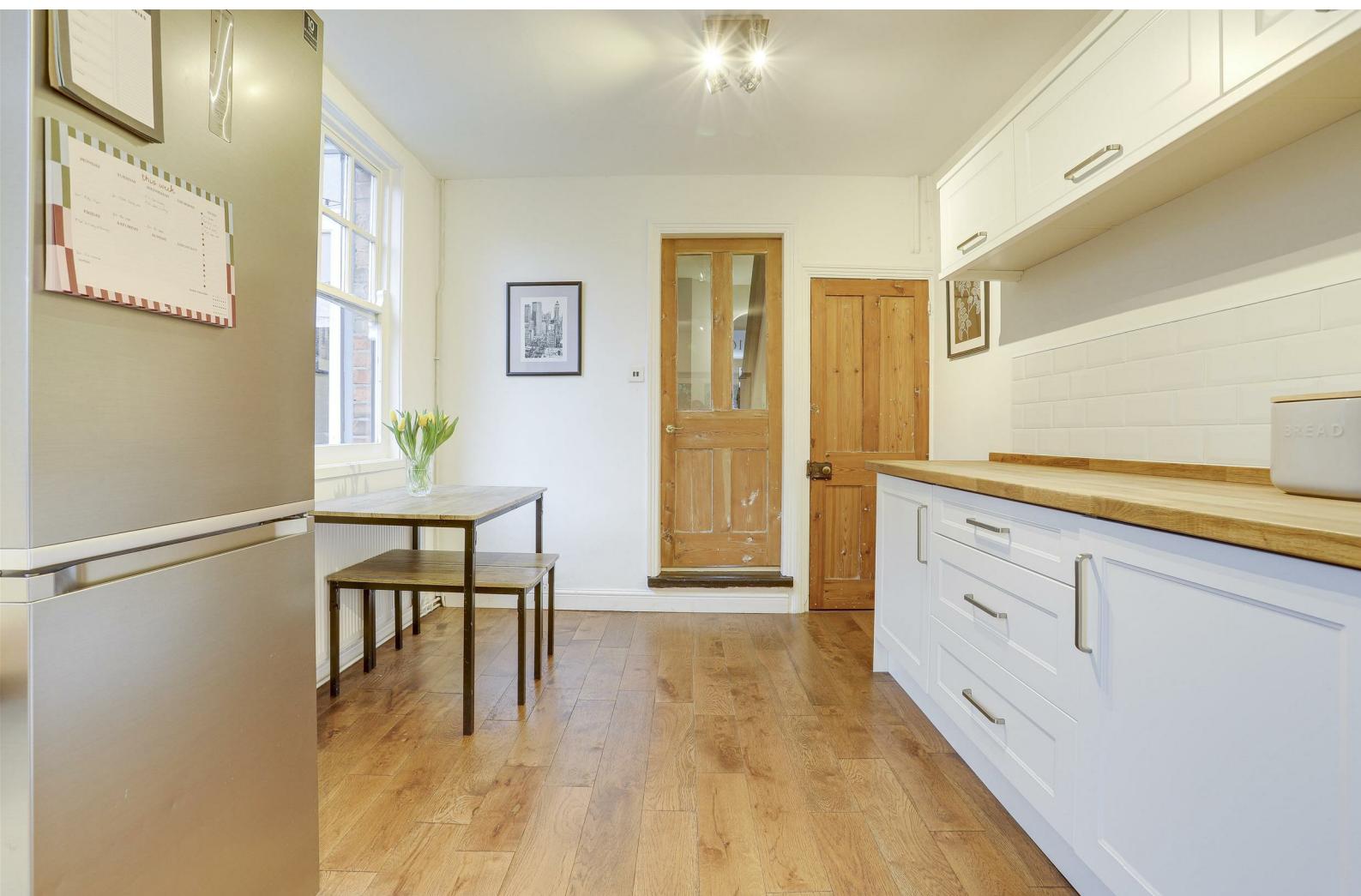
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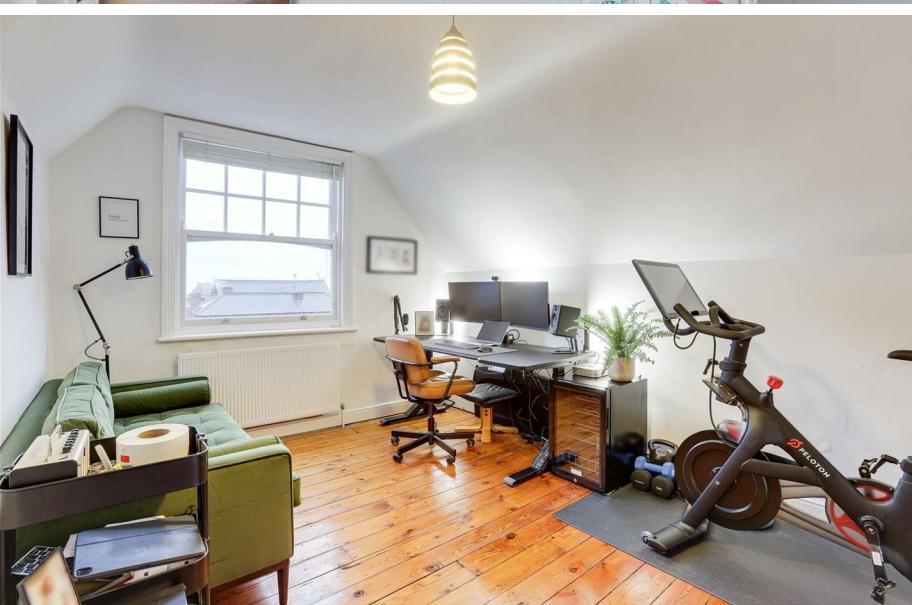


SPACIOUS THREE-STOREY EDWARDIAN HOME...

This beautifully presented end terrace Edwardian home, built in 1912, offers spacious and versatile accommodation across three floors, making it an ideal purchase for a family buyer looking to move straight in. Bursting with character, the property features original wooden floorboards, cornices, and decorative ceiling roses, complemented by new external doors and windows throughout. Situated in a sought-after location, the home is conveniently close to local shops, great schools, transport links, and just a short distance from the city centre. The ground floor features a square bay-fronted living room complete with a traditional cast iron fireplace, a separate dining room, a modern fitted kitchen diner, and access to the cellar. On the first floor, there are two generous double bedrooms and two three-piece bathroom suites—one boasting a roll-top bath and the other a shower. The second floor offers two further double bedrooms, providing ample space for the whole family. Externally, the property benefits from a block-paved driveway to the front with parking for one vehicle. To the rear lies a private south-facing garden featuring a wooden decked seating area with a pergola, alongside a well-maintained lawn and a pond.

MUST BE VIEWED





- End-Terrace Three-Storey House
- Four Double Bedrooms
- Modern Fitted Kitchen-Diner
- Square Bay Fronted Living Room With Traditional Cast Iron Fireplace
- Separate Dining Room
- Useful Cellar
- Two Three Piece Bathroom Suites
- Off-Road Parking
- Private South-Facing Garden
- Must Be Viewed





GROUND FLOOR

Entrance Hall

25'1" x 5'2" (7.65m x 1.59m)

The entrance hall has laminate flooring, carpeted stairs, a radiator, cornice to the ceiling, a decorative ceiling arch and a single door providing access into the accommodation.

Living Room

17'3" x 11'1" (5.26m x 3.64m)

The living room has a sliding sash double-glazed square bay window to the front elevation, a sliding sash double-glazed obscure window to the side elevation, laminate flooring, a radiator, a traditional cast iron fireplace, cornice to the ceiling and a ceiling rose.

Dining Room

14'4" x 10'0" (4.38m x 3.05m)

The dining room has a sliding sash double-glazed window to the side elevation, laminate flooring, a radiator, a recessed chimney breast alcove with a decorative surround, exposed brick and a brick hearth, cornice to the ceiling, a ceiling rose and double French doors providing access out to the garden.

Kitchen

17'0" x 9'6" (5.20m x 2.92m)

The kitchen has a range of fitted shaker style base and wall units with wooden worktops and a tiled splashback, an integrated oven, dishwasher and washing machine, a ceramic sink and a half with a drainer and a swan neck mixer tap, space for a fridge-freezer, space for a dining table, laminate flooring, a radiator, provides access down to the cellar, sliding sash double-glazed windows to the side elevation and double French doors providing access out to the garden.

BASEMENT

Cellar

14'4" x 15'7" (4.37m x 4.75m)

The cellar has fitted base units with a worktop, two radiators and lighting.

FIRST FLOOR

Landing

23'7" x 5'4" (7.19m x 1.63m)

The landing has carpeted flooring, a radiator and provides access to the first floor accommodation.

Master Bedroom

15'6" x 14'2" (4.74m x 4.33m)

The main bedroom has sliding sash double-glazed windows to the front elevation, original wooden floorboards, a radiator, a recessed chimney breast alcove with a decorative surround, built-in mirror and tiled hearth and cornice to the ceiling.

Bedroom Three

14'0" x 10'0" (4.29m x 3.05m)

The third bedroom has sliding sash double-glazed windows to the rear elevation, carpeted flooring, a radiator, built-in cupboards and shelving.

Bathroom

9'7" x 8'3" (2.93m x 2.52m)

The bathroom has a low level flush W/C, a pedestal wash basin, a freestanding roll top bath with claw feet, original floorboards, a radiator, access into the loft and a sliding sash double-glazed window to the rear elevation.

Bathroom

8'4" x 6'7" (2.56m x 2.02m)

The bathroom has a low level flush W/C, a vanity style wash basin, a fitted shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, tiled flooring, partially tiled walls, a built-in cupboard, recessed spotlights and single-glazed obscure windows to the side elevation.

SECOND FLOOR

Landing

14'4" x 5'2" (4.37m x 1.60m)

The landing has a skylight, carpeted flooring and provides access to the second floor accommodation.

Bedroom Two

14'1" x 15'7" (4.30m x 4.77m)

The second bedroom has a sliding sash double-glazed window to the front elevation, carpeted flooring and a radiator.

Bedroom Four

14'3" x 10'0" (4.36m x 3.07m)

The fourth bedroom has a sliding sash double-glazed window to the rear elevation, original wooden floorboards and a radiator.

OUTSIDE

Front

To the front is a block paved driveway with space to park one vehicle.

Rear

To the rear is a private south-facing garden with a wooden decked seating area with a pergola, a lawn, a mature tree, a pond, decorative stones, brick-built raised planters with various plants, an outdoor tap, a single wooden gate and fence-panelled hedge boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800 Mbps and Upload Speed 220 Mbps

Phone Signal – All 4G & 5G, some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years +

Very low chance of flooding

Flood Defences – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band C

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

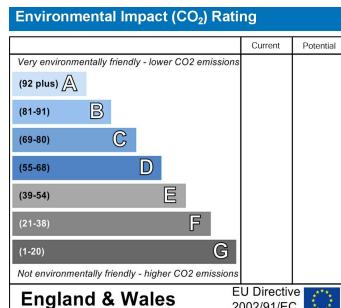
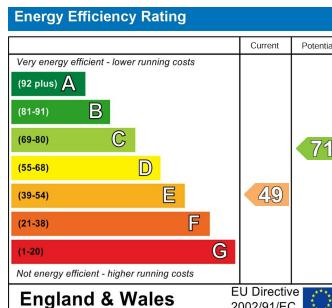
The vendor has advised the following:

Property Tenure is Freehold

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This floorplan is for illustrative purposes only.

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