

# HoldenCopley

PREPARE TO BE MOVED

Dagmar Grove, Alexandra Park, Nottinghamshire NG3 4JE

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£450,000



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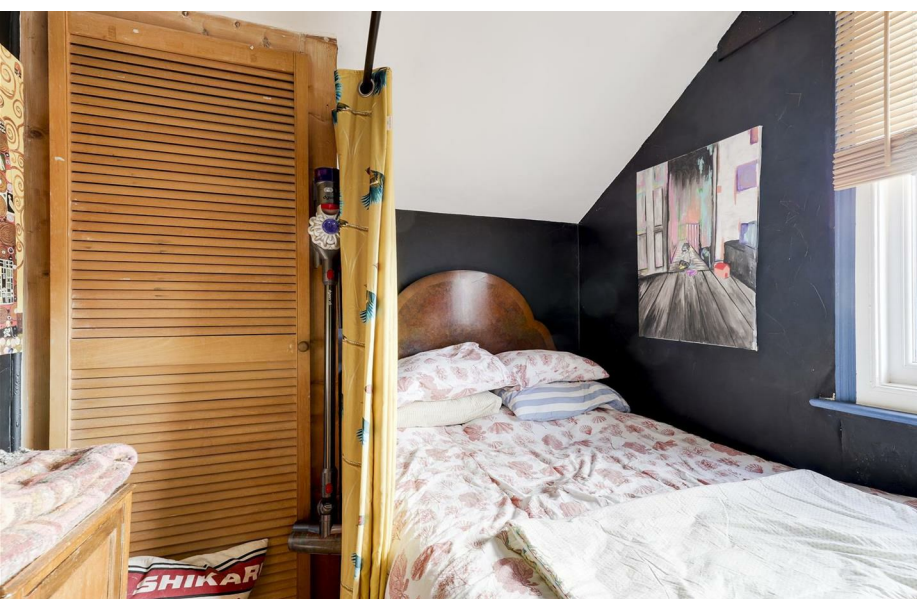
## CHARACTERISTIC PERIOD HOME IN A FANTASTIC LOCATION...

This period terraced home is nestled within the highly regarded Alexandra Park Conservation Area, offering an exceptional blend of character, space and modern convenience, spread across three generous storeys with the added benefit of a versatile cellar. From the moment you step inside, the property showcases a wealth of original features, including coving, ceiling roses, picture rails and exposed wooden floorboards, creating a warm and inviting atmosphere throughout. The ground floor boasts an impressive dining room with a bay window, complete with bespoke shutters, a charming window seat and a striking feature gas fired cast iron stove, making it an ideal space for entertaining. The living room continues the theme of period elegance, featuring a feature fireplace surround, partially panelled walls and French doors opening onto the rear garden. Completing the ground floor is a spacious fitted kitchen, finished in a classic shaker style with wooden worktops, a Belfast sink and French doors providing seamless access outdoors. The cellar level adds fantastic versatility, offering a dedicated gym, a convenient W/C, and multiple storage areas, fitted with lighting, electricity and heating, making it highly functional space. To the first floor are three well-proportioned bedrooms, including a generous master bedroom with original fireplace and built-in storage, along with a stylish three-piece shower room suite. The second floor hosts two further bedrooms, both retaining period charm, making the property ideal for growing families or those requiring home office space. Externally, the property benefits from off-street parking to the front, while the rear offers a low maintenance garden with a paved seating area, artificial lawn, raised planters and secure boundaries - perfect for relaxing or entertaining.

MUST BE VIEWED







- Periodic Terraced Home With Stunning Original Features
- Five Well-Proportioned Bedrooms
- Spans Over Three Storeys
- Dining Room With A Bay Window With A Windowseat & Feature Log Burner
- Living Room With Feature Fireplace Surround
- Spacious Fitted Kitchen
- Three Piece Shower Room Suite
- Cellar With A Gym, A W/C & Ample Storage
- Off-Street Parking & Low Maintenance Rear Garden
- Picturesque Location - Alexandra Park Conservation Area











GROUND FLOOR

Hallway

24'10" x 5'2" (7.57m x 1.57m)

The entrance hall has tiled flooring, wooden flooring with a carpeted runner, two radiators, coving to the ceiling, an overhead wood-framed obscure window to the front elevation, a wooden door providing access into the property, and open access into the dining room.

Dining Room

14'11" x 11'7" (4.55m x 3.53m)

The dining room has wooden floorboards, a feature gas fired cast iron stove with a decorative painted brick and wooden surround and an exposed brick hearth, a radiator, a picture rail, coving to the ceiling, a ceiling rose, and a wood-framed bay window with bespoke fitted shutters and a built-in window seat to the front elevation.

Living Room

14'8" x 9'3" (4.47m x 2.82m)

The living room has wooden floorboards, a radiator, a space for a freestanding fire with a painted brick, tile and wooden surround and a tiled hearth, partially panelled walls with a dado rail, coving to the ceiling, a ceiling rose, a stained glass skylight, and wooden French double doors leading out to the rear garden.

Kitchen

16'11" x 9'3" (5.16m x 2.82m)

The kitchen has a range of fitted shaker style base and wall units with wooden worktops, a ceramic Belfast sink with a period-style mixer tap and draining grooves, an integrated oven and induction hob with a stainless steel extractor fan, space for a fridge freezer, tiled flooring, partially tiled walls, a radiator, a wall-mounted combi boiler, two UPVC double-glazed windows to the side elevation, and double French doors leading out to the rear garden.

BASEMENT LEVEL

Cellar Stairs

5'5" x 2'8" (1.65m x 0.81m)

This space has tiled flooring, wooden stairs, and provides access to the basement level

Cellar Gym

12'2" x 12'0" (3.71m x 3.66m)

The cellar gym has tiled flooring, painted brick walls, lighting and electricity, and a radiator.

Cellar W/C

5'1" x 4'9" (1.55m x 1.45m)

This space has a low level flush W/C, a pedestal wash basin with a swan neck mixer tap, tiled flooring, painted brick walls, and an extractor fan.

Cellar

12'5" x 6'5" (3.78m x 1.96m)

The cellar has tiled flooring, painted brick walls, lighting and electricity.

Cellar

8'3" x 2'11" (2.51m x 0.89m)

This space provides ample storage space and lighting.

FIRST FLOOR

Landing

11'1" x 2'3" & 8'11" x 5'1" (3.38m x 0.69m & 2.72m x 1.57m)

The landing has wooden floorboards, wooden stairs with a carpeted runner, a radiator,

Master Bedroom

14'0" x 12'4" (4.27m x 3.76m)

The main bedroom has wooden floorboards, an original fireplace, a radiator, two built-in cupboards, coving to the ceiling, and two wood-framed windows with bespoke fitted shutters to the front elevation.

Bedroom Three

12'0" x 9'3" (3.66m x 2.82m)

The third bedroom has wooden floorboards, an original fireplace, a built-in wardrobe, a radiator, and a wood-framed window to the rear elevation.

Bedroom Five

9'4" x 7'11" (2.84m x 2.41m)

The fifth bedroom has wooden floorboards, a built-in wardrobe, a radiator, and a UPVC double-glazed window to the rear elevation.

Shower Room

8'6" x 6'4" (2.59m x 1.93m)

The shower room has a low level flush W/C, a pedestal wash basin with a mixer tap, a shower enclosure with a wall-mounted overhead shower fixture, tiled flooring and walls, a heated towel rail, and two wood-framed obscure windows to the side elevation.

SECOND FLOOR

Upper Landing

5'6" x 5'2" (1.68m x 1.57m)

The upper landing has wooden floorboards, a stained glass Velux window, access to the boarded loft via a dropdown ladder, and provides access to the second floor accommodation.

Bedroom Two

14'0" x 9'6" (4.27m x 2.90m)

The second bedroom has wooden floorboards, an original fireplace, a radiator, and a wood-framed window to the front elevation.

Bedroom Four

9'2" x 8'9" (2.79m x 2.67m)

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

OUTSIDE

Front

To the front of the property is a block paved driveway providing off-street parking and fence panelled boundaries.

Rear

To the rear of the property is a low maintenance garden with a paved patio seating area, an artificial lawn, a shed with electricity, raised planters, and boundaries made up of fence panelling and hedges.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – All 4G and some 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – Mapperley Park and Alexandra Park conservation area

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band B

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.

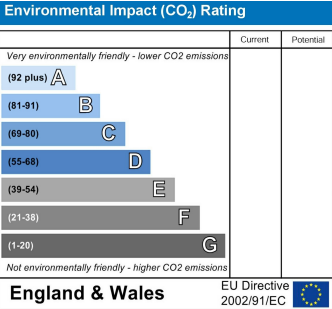
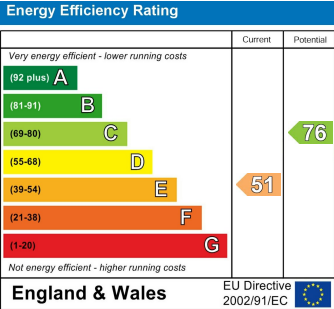
The vendor has advised the following:

Property Tenure is freehold.

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