



Kenrick Road,
Mapperley, Nottingham
NG3 6HJ

£350,000 Freehold



** GUIDE PRICE £350,000 - £375,000 **

Robert Ellis Estate Agents are delighted to present to the market this superb FOUR bedroom, VICTORIAN mid terrace home situated in Mapperley, Nottingham. The home boasts stunning original features throughout, whilst integrating a modern twist.

The property is a stone's throw away from Mapperley Top accommodating local amenities, shops and restaurants. Alongside this, it offers easily accessible transport links into Mapperley, Nottingham City centre and surrounding villages/towns.

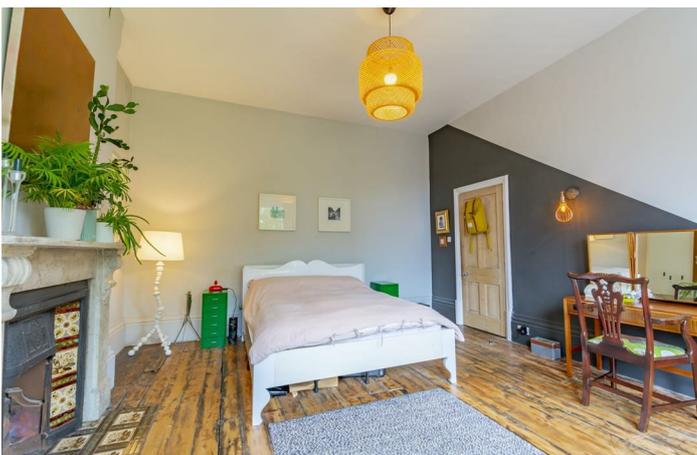
Upon entry, you are welcomed into the entrance porch which leads you through to the spacious hallway with under stair storage. Off the hallway is the dining room with feature Derbyshire Slate fire surround, the lounge with feature sash bay window and log burner, lobby through to the kitchen with fitted units and sliding doors which open onto the patio area benefitting from a pergola with vine growth, gated access into the laid to lawn and shrubbery area which has a 'meadow' like feel. The ground floor also hosts the downstairs shower room.

Stairs leading up to landing, first double bedroom with original features and fitted wardrobes, second double bedroom with original fireplace featuring a marble surround, and family bathroom with a three piece suite including a clawfoot bath.

Stairs leading to landing which hosts the third and fourth bedrooms that are Jack & Jill style.

This home also offers ample parking to prospective buyers, making it the ideal family home for any growing family.

Contact the office on 0115 648 5485 before it is too late!



Porch

5'10" x 4'0" approx (1.78m x 1.24m approx)
Tiled flooring, wooden original front door and wooden frame single glazed front door with windows opening into:

Hallway

20'11" x 5'10" approx (6.38m x 1.79m approx)
Carpeted flooring, double wall mounted radiator, doors to:

Dining Room

15'8" x 14'9" approx (4.80m x 4.51m approx)
Original floorboards, two double wall mounted radiators, coving and skirting boards, three single glazed wooden frame original sash windows, Derbyshire slate fire surround.

Living Room

16'0" x 14'10" approx (4.88m x 4.54m approx)
Wooden flooring, two double wall mounted radiators, feature bay window with sash wooden single glazed frames, log burner with brick surround, coving and skirting boards with original stripped doors throughout.

Lobby

11'8" x 2'4" approx (3.57m x 0.72m approx)
Tiled flooring, wall mounted radiator, UPVC double glazed sliding doors opening onto the patio area.

Kitchen

102'4" x 7'10" approx (31.2m x 2.39m approx)
Tiled flooring, splashbacks, fitted wall and base units, sink with dual heat tap, UPVC double glazed window to the rear, double glazed sky light, UPVC double glazed sliding doors, fitted Bosch oven, five ring Bosch gas hob with extractor fan over, space for fridge freezer, wall mounted radiator.

Ground Floor Shower Room

5'8" x 5'4" approx (1.73m x 1.64m approx)
Tiled flooring, partially tiled walls, two opaque single glazed wooden frame windows to the rear, corner shower unit with hand held shower and waterfall shower above, wall mounted towel radiator, w.c., wall mounted wash hand basin with hot and cold tap and partially tiled walls.

First Floor Landing

22'6" x 5'9" approx (6.87m x 1.77m approx)
Carpeted flooring, wall mounted radiator, original wooden frame single glazed sash window to the rear, access to bedrooms 1, 2 and bathroom.

Bedroom 1

15'11" x 14'11" approx (4.87m x 4.56m approx)
Original floorboards, wall mounted double radiator, single wooden glazed sash window to the front, coving and skirtings, fitted three door wardrobes.

Bedroom 2

16'0" x 14'9" approx (4.89m x 4.52m approx)
Original floorboards, two wall mounted radiators, single glazed wooden frame sash bay window to the rear, coving, original fireplace with marble surround and feature tiling.

Bathroom

9'6" x 5'10" approx (2.9m x 1.8m approx)
Partially tiled walls, sink with hot and cold dual heat tap, w.c., slate tiled flooring, opaque single glazed wooden frame sash window, wall mounted towel radiator with Vivienne Westwood wallpaper, claw foot bath with dual heat tap and hand held shower.

Second Floor Landing

12'10" x 5'7" approx (3.92m x 1.71m approx)
Carpeted flooring, access to third and fourth bedrooms with storage cupboard, double glazed wooden frame Velux window.

Bedroom 3

11'7" x 10'6" approx (3.54m x 3.22m approx)
Wooden frame double glazed Velux windows, original floorboards, wall mounted radiator, wall mounted sink with hot and cold tap and partially tiled wall.

Bedroom 4

16'6" x 12'1" approx (5.03m x 3.69m approx)
Original flooring, wooden frame Velux window with views over Mapperley, wall mounted radiator.

Outside

To the front of the property there is ample parking for two cars, access to Porchester Road which links to the main strip of Mapperley Top.

To the rear there is a patio with pergola above and trees growing around, gated access to the rear garden which has a laid to lawn, stepping stones and shrubbery surrounding with flower beds.

Council Tax

Council Tax band B - Gedling Borough Council. To be confirmed by the purchasers solicitor.





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	80
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
53	
England & Wales EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.