



Highbury Road  
Nottingham NG6 9FE

FOUR BEDROOM SEMI-DETACHED PERIOD  
HOME WITH OUTDOOR SWIMMING  
POOL

**Guide Price £325,000 Freehold**



\*\* GUIDE PRICE £325,000- £350,000 \*\*  
 TOTAL FLOOR AREA 255 SQUARE METERS!

A rare and exciting opportunity to acquire this substantial and characterful semi-detached period home, positioned on the ever-popular Highbury Road, offering an exceptional blend of space, charm and lifestyle features rarely found in today's market.

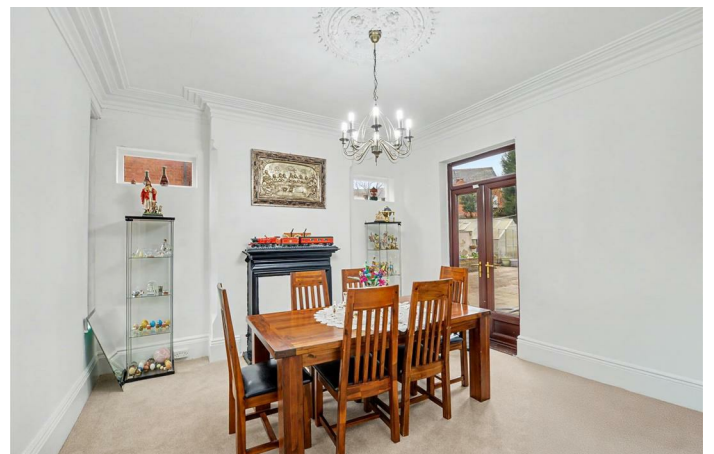
This impressive property immediately stands out with its generous plot and extensive block-paved driveway providing ample off-road parking. Internally, the home boasts an abundance of original features including bay windows, high ceilings, coving and ceiling roses, all of which enhance the sense of space and character throughout.

The ground floor offers a superb level of versatility, comprising a spacious bay-fronted lounge, a formal dining room with French doors opening onto the rear garden, and an additional reception room to the rear - ideal for entertaining, family living or even potential multi-generational use. The kitchen is well-appointed with ample storage and workspace, flowing seamlessly into the rear of the property, while a large cellar beneath provides outstanding additional storage across multiple rooms.

To the upper floors, the property continues to impress with generously proportioned bedrooms arranged over two levels, including a stunning principal bedroom with bay window, alongside further double bedrooms and a loft room offering flexible accommodation for guests, home working or hobbies. With a shower room and additional WC's across the home add to the practicality for modern family living.

Externally, this property truly sets itself apart. The expansive rear garden has been thoughtfully designed with patio areas, mature planting and, most notably, a private outdoor swimming pool, creating a unique and desirable outdoor space perfect for entertaining or relaxing during the warmer months.

Offering a rare combination of size, character and standout features, this is a property that must be viewed to be fully appreciated.



#### Entrance Hallway

Wooden stained glass entrance door to the front elevation, coving to the ceiling, tiled flooring, wall mounted radiator, carpeted staircase leading to the first floor landing, doors leading off to:

#### Lounge

12'48" x 16'23" approx (3.66m x 4.88m approx)

UPVC double glazed bay window to the front elevation, coving to the ceiling, picture rail, wall mounted radiator, carpeted flooring.

#### Dining Room

13'03" x 13'07" approx (4.04m x 4.14m approx)

UPVC double glazed window to the front elevation, two windows to the side elevation, UPVC double glazed French doors leading out to the rear garden, coving to the ceiling, ceiling rose, wall mounted radiator, carpeted flooring.

#### Rear Hallway

Tiled flooring, tiling to the walls, doors leading off to:

#### WC

3'5" x 3'1" approx (1.05m x 0.95m approx)

Tiling to the floor, tiling to the walls, UPVC double glazed window to the side elevation, WC, handwash basin with swan neck mixer tap.

#### Cellar

Large cellar made up of five stores offering exceptional additional storage space to the property.

#### Kitchen

19'2" x 10'9" approx (5.85m x 3.30m approx)

A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with swan neck mixer tap over, space and plumbing for a dishwasher, space and plumbing for a washing machine, five ring gas hob, integrated oven, space and point for an American style fridge freezer, space and plumbing for a tumble dryer, combination boiler (3 years old), tiled flooring, tiling to the walls, two UPVC double glazed windows to the side elevation, opening through to the rear reception room.

#### Reception Room Three

24'1" x 12'3" approx (7.35m x 3.75m approx)

This versatile additional reception room benefits from having two UPVC double glazed windows to the side and rear elevations, laminate flooring, wall light points, two wall mounted radiators, UPVC double glazed door to the side elevation.

#### First Floor Landing

Carpeted flooring, wall mounted radiator, carpeted staircase leading to the second floor landing.

#### Bedroom Three

11'52" x 10'94" approx (3.35m x 3.05m approx)

UPVC double glazed window to the side elevation, laminate flooring, wall mounted radiator, storage cupboard.

#### Shower Room

7'8" x 8'0" approx (2.35m x 2.45m approx)

UPVC double glazed window to the side elevation, tiled flooring, tiling to

the walls, shower enclosure with a mains fed rainwater shower over, handwash basin with mixer tap over and storage cupboard below, WC, bidet, heated towel rail, extractor fan.

#### Separate WC

2'51" x 4'61" approx (0.61m x 1.22m approx)

UPVC double glazed window to the side elevation, tiled flooring, tiling to the walls, WC.

#### Bedroom Two

13'3" x 13'1" approx (4.05m x 4.00m approx)

Two UPVC double glazed windows to the front and rear elevations, carpeted flooring, wall mounted radiator.

#### Bedroom One

15'7" x 17'2" approx (4.75m x 5.25m approx)

UPVC double glazed bay window to the front elevation, additional UPVC double glazed window to the front elevation, ceiling rose, coving to the ceiling, two wall mounted radiators, carpeted flooring.

#### Second Floor Landing

Carpeted flooring, Velux window, storage cupboard, door leading to loft bedroom.

#### Loft Bedroom

10'11" x 17'2" approx (3.35m x 5.25m approx)

Two UPVC double glazed windows to the side elevation, carpeted flooring, wall mounted radiator, storage cupboards.

#### Outside

##### Front of Property

To the front of the property there is a large block paved driveway providing off the road parking for multiple vehicles, double wooden gate providing access to the rear of the property.

##### Rear of Property

To the rear of the property there is a large enclosed rear garden with paved patio area, greenhouse, outdoor swimming pool (9m x 3m approx), walled boundaries, double wooden gate giving access to the front elevation.

#### Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank: No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

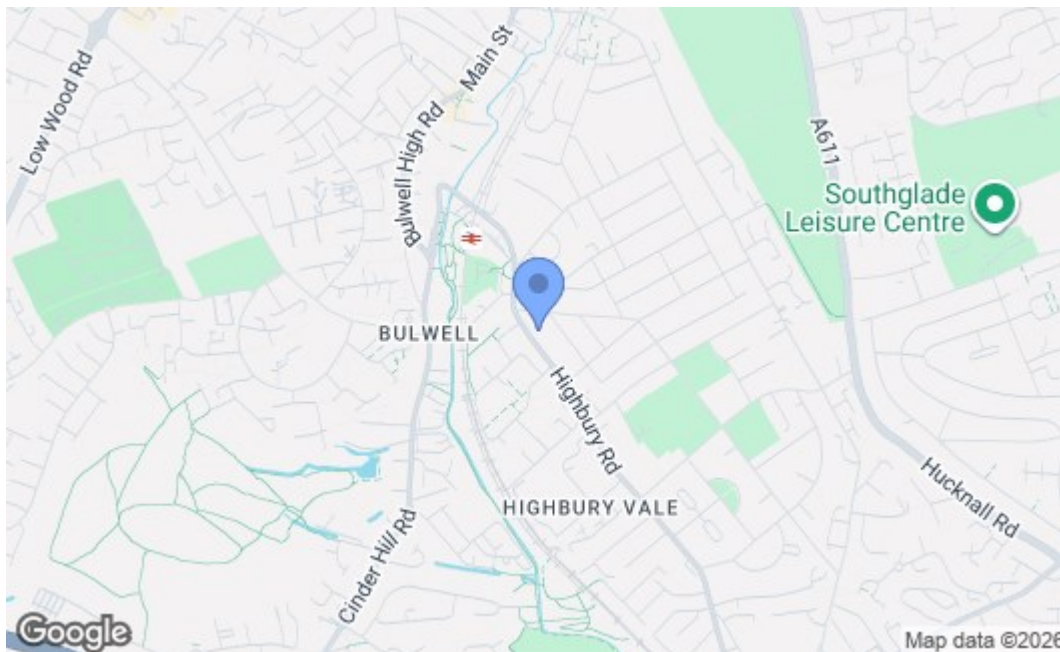
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		55	
(21-38) F			
(1-20) G			75
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.