

HoldenCopley

PREPARE TO BE MOVED

Premier Road, Nottingham, Nottinghamshire NG7 6NW

Guide Price £375,000 - £450,000

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EDWARDIAN & VICTORIAN FEATURES...

This charming five-bedroom semi-detached Victorian house, full of character, offers a spacious and welcoming family home on a popular street in a highly convenient location. Situated within easy reach of Nottingham City Centre, the property benefits from a host of amenities, including shops, dining, and excellent facilities, as well as regular transport links such as tram stops, nearby Universities, and top-rated schools. As you step inside, you're greeted by an interior that beautifully showcases traditional Victorian features including original servant bells that add a unique touch. The entrance hall exudes period charm, greeting you with original Minton tiled flooring and a genuine Louis De Poortere stair carpet. This welcoming space leads you to the first reception room, where a traditional fireplace and a large bay window create a warm and inviting atmosphere. Adjacent to this is the dining room, which also provides access to a convenient utility room. The kitchen diner offers a modern twist on Victorian style, blending contemporary fittings with timeless design elements. On the upper level, you'll find two spacious double bedrooms, a single bedroom, and a stylish, generously sized bathroom featuring an original 1906 roll-top bath. The top floor features two additional double bedrooms, each exuding traditional charm, with one boasting a chic en-suite bathroom. Outside, the property is equally impressive. The front features a driveway for off-road parking and a variety of established plants and shrubs that enhance its kerb appeal. To the rear, a low-maintenance garden awaits, complete with patio seating areas perfect for relaxing, a feature pond, and more established plants and shrubs, creating a tranquil outdoor space. The garden also includes access to an outdoor W/C, adding to the home's unique character and convenience.

MUST BE VIEWED!





- Semi-Detached Victorian House
- Five Bedrooms
- Two Reception Rooms
- A Modern Victorian Style Kitchen Diner
- Utility Room & Cellar
- Stylish Bathroom & En-Suite
- Driveway
- Beautifully Presented Throughout
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Entrance Hall

21'9" x 6'1" (max) (6.64m x 1.86m (max))

The entrance hall has original Minton tiled flooring, a genuine Louis De Poortera stair carpet, a column radiator, ceiling cornices, a dado rail, ceiling roses, an in-built storage cupboard, original stained glass windows to the front elevation and a single door providing access into the accommodation.

Living Room

15'10" x 12'11" (max) (4.83m x 3.95m (max))

The living room has exposed wooden flooring, two column radiators, ceiling cornices, a ceiling rose, a picture rail, a traditional open fireplace, double doors providing access into the dining room, a sash window to the side elevation and double-glazed bay window to the front elevation.

Dining Room

11'11" x 10'10" (max) (3.65m x 3.32m (max))

The dining room has exposed wooden flooring, a column radiator, ceiling cornices, a ceiling rose, an in-built display cabinet and a sash window to the side elevation.

Kitchen/Diner

13'10" x 11'11" (4.23m x 3.65m)

The kitchen diner has a range of fitted base and walls units with worktops, a undermount Belfast sink with a swan neck mixer tap and draining grooves, an integrated wine cooler, an extractor fan, space for a range cooker, partially tiled walls, a column radiator, ceiling cornices, three ceiling roses, exposed wooden flooring and double French doors opening out to the rear garden.

Utility Room

8'9" x 5'0" (2.68m x 1.54m)

The utility room has fitted base and wall units with worktops, an undermount Belfast sink with a swan neck mixer tap and draining grooves, partially tiled walls, ceiling cornices, a ceiling rose, original quarry tiled flooring, a sash window to the side elevation and a single door providing access to the side of the property.

FIRST FLOOR

Landing

15'3" x 10'2" (max) (4.65m x 3.11m (max))

The landing has a carpeted runner, a column radiator, a ceiling rose, a dado rail and access to the first floor accommodation.

Master Bedroom

17'6" x 15'8" (max) (5.35m x 4.78m (max))

The main bedroom has exposed wooden flooring, a column radiator, ceiling cornices, a ceiling rose, a picture rail, a traditional open fireplace, a double-glazed window to the front elevation and a double-glazed bay window to the front elevation.

Bedroom Three

12'0" x 10'8" (max) (3.68m x 3.26m (max))

The third bedroom has exposed wooden flooring, a column radiator, a picture rail, a ceiling rose, a traditional open fireplace and a sash window to the rear elevation.

Bedroom Five

8'9" x 7'1" (max) (2.67m x 2.16m (max))

The fifth bedroom has exposed wooden flooring, a column radiator, a ceiling rose, a picture rail and a sash window to the rear elevation.

Bathroom

11'10" 10'11" (max) (3.61m 3.34m (max))

The bathroom has a low level flush W/C, a pedestal wash basin, an original rolltop 1906 freestanding bath, a shower enclosure with an overhead rainfall shower and a handheld shower head, a column radiator, a traditional open fireplace, partially tiled walls, an extractor fan, a picture rail, a ceiling rose, two in-built storage cupboard, exposed wooden flooring and a sash window to the side elevation.

SECOND FLOOR

Landing

11'10" x 6'2" (3.61m x 1.89m)

The landing has exposed wooden flooring, a ceiling rose and access to the second floor accommodation.

Bedroom Two

17'6" x 11'5" (max) (5.35m x 3.48m (max))

The second bedroom has carpeted flooring, a column radiator, a picture rail, a ceiling rose, access to the en-suite and a sash window to the side elevation.

En-Suite

5'7" x 4'11" (max) (1.71m x 1.51m (max))

The en-suite has a low level flush W/C, a pedestal wash basin, a shower enclosure with an overhead rainfall shower, tiled walls, an extractor fan and a wall-mounted electric shaving point.

Bedroom Four

11'10" x 10'11" (max) (3.61m x 3.35m (max))

The fourth bedroom has carpeted flooring, a column radiator, a ceiling rose, a picture rail, an in-built storage cupboard, a traditional fireplace and a sash window to the side elevation.

BASEMENT

Cellar

22'11" x 17'7" (max) (6.99m x 5.36m (max))

The cellar has courtesy lighting, power supply and ample storage space.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking, access to the rear, Victorian lamps providing courtesy lighting, a variety of established plants and shrubs and brick-wall boundaries.

Rear

To the rear of the property is a low-maintenance garden with patio seating areas, a feature pond contains Perch & Roach, a variety of established plants and shrubs, access to the outdoor W/C and brick-wall boundaries.

W/C

This space has a low level flush W/C.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed – Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice 4G - Some coverage of 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – 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:

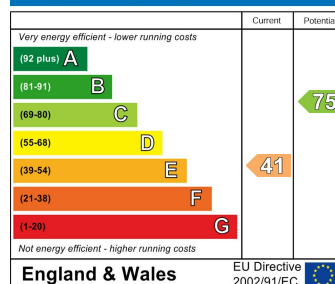
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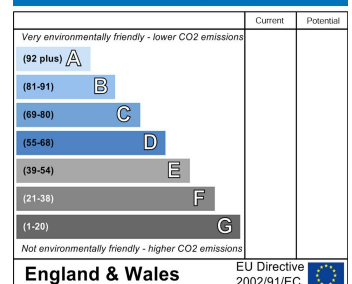
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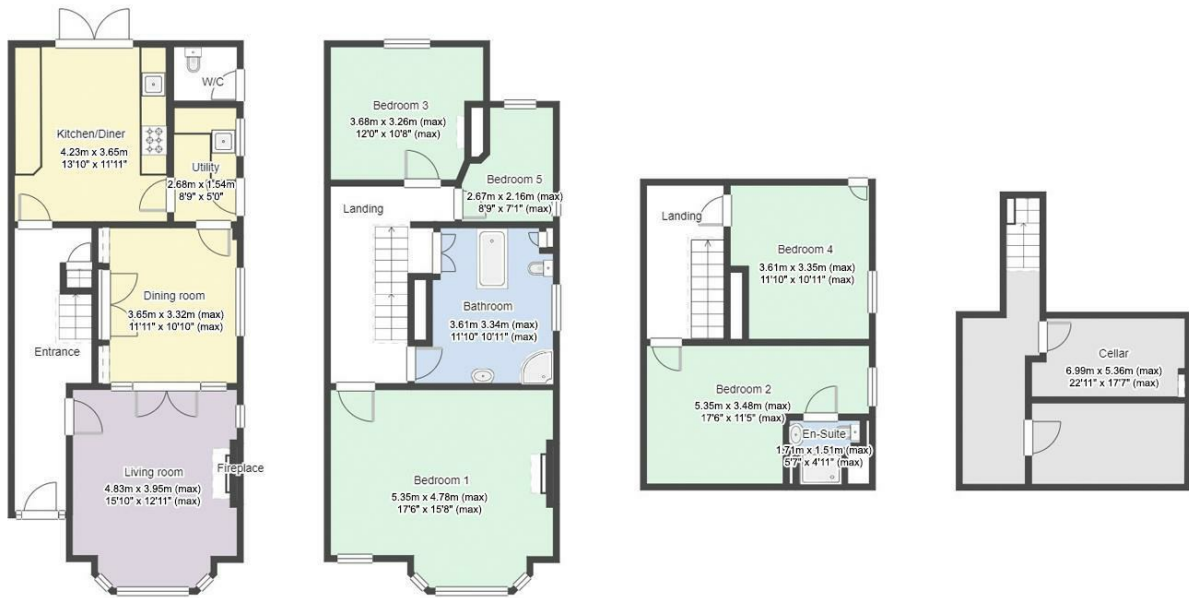
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Energy Efficiency Rating



Environmental Impact (CO₂) Rating





FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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