

Emma Terry Homes

moving made personal



40 Redcliffe Road

Mapperley Park, Nottingham, NG3 5BW

Asking price £475,000



40 Redcliffe Road, Mapperley Park, Nottingham NG3 5BW

A charming townhouse that offers generous accommodation across three floors, boasting four double bedrooms and two bathrooms.

This property features a delightful open plan kitchen and dining area, perfect for entertaining guests or enjoying family meals. The enclosed gardens to the back and sides provide a private outdoor space, ideal for relaxing or hosting summer gatherings.

Situated in the highly desirable area of Mapperley Park, this townhouse offers the perfect blend of comfort and convenience. With ample space for a growing family, this property is sure to meet all your needs.

Mapperley Park conservation area is an extremely sought after suburb of Nottingham offering a pleasant mix of period and contemporary homes amongst tree lined avenues. It is within extremely easy reach of Nottingham City Centre (approximately fifteen minutes' walk) as well as the regions commercial and retail centres.



Entrance door leads through to:

GROUND FLOOR HALLWAY

BEDROOM

12'9" x 9'2" (3.9m x 2.8m)

Built in storage cupboards, central heating radiator and double glazed window to the rear elevation.

GARAGE

24'0" x 9'10" (7.34m x 3.02m)

Tandem double, power and lighting.

W.C

Low level flush, hand wash basin and double glazed window to the side elevation.

BOOT ROOM/STUDY

8'4" x 6'2" (2.55m x 1.90m)

Central heating radiator and double glazed window to the front elevation.

STAIRS RISING TO FIRST FLOOR/ LANDING

Feature bay window, central heating radiator and storage cupboards.

SITTING ROOM

23'7" x 9'10" (7.2m x 3.00m)

Feature fireplace, central heating radiator and double glazed sliding doors the patio area.

SNUG

11'5" x 9'1" (3.5m x 2.77m)

Double glazed window to the rear aspect and central heating radiator.

KITCHEN/DINING AREA

19'9" x 15'5" (6.02m x 4.70m)

Feature bay window, central heating radiator, fitted with a range of wall and base units with cabinet lighting, integral double oven with grill, five ring gas hob, integral microwave, fridge freezer and dishwasher.

STAIRS RISING TO SECOND FLOOR/ LANDING

Feature bay window, central heating radiator and storage cupboards.

MASTER BEDROOM

17'11" x 9'10" (5.48m x 3.00m)

Double glazed window to the rear aspect, central heating radiator and door through to ensuite.

ENSUITE

His and Hers hand basins, double shower with mains shower and tiled walls, extractor, chrome heated towel rail and spot lighting to ceiling.

BEDROOM

11'3" x 9'6" (3.45m x 2.90m)

Central heating radiator and double glazed window to the rear elevation.

BEDROOM/STUDY

Built in storage cupboard, central heating radiator and double glazed window to the front elevation.

BATHROOM

Panel bath, low level flush W.C, hand wash basin and Velux window.

OUTSIDE

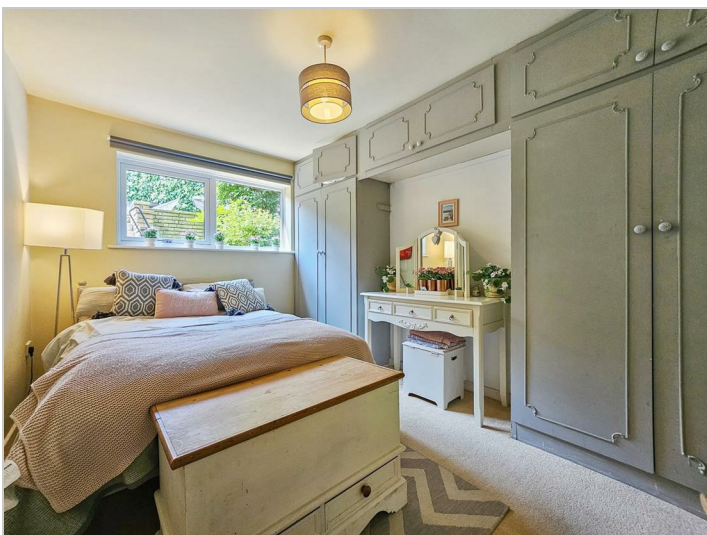
The property benefits from a corner plot with private gardens fully enclosed by stone walls.

To the front of the property there is a car port and an integral garage.

The lower level garden is predominantly laid to lawn

with a selection of bedded plants and can be accessed via an independent gate to the front, or internally from the ground floor hallway. The rear garden offers a beautiful entertaining space with a patio area and stairs leading down to the lower garden.









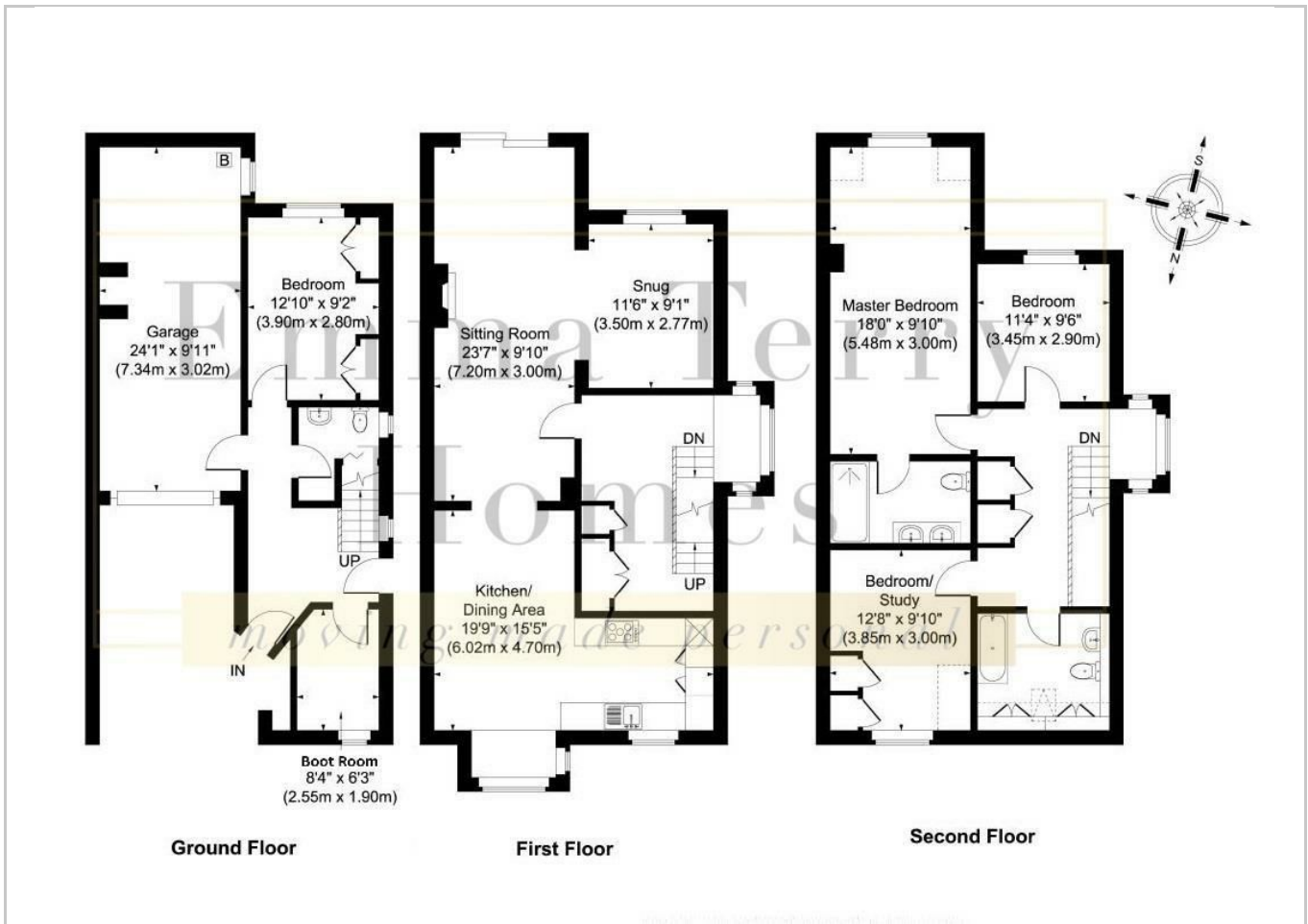
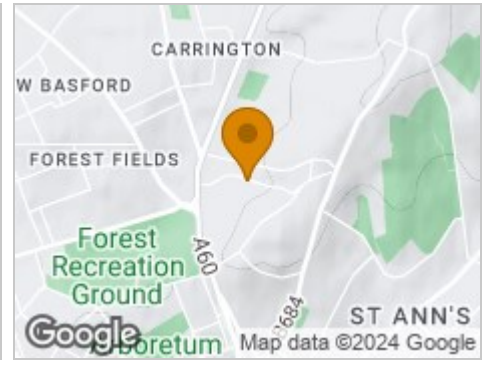
Road Map



Hybrid Map



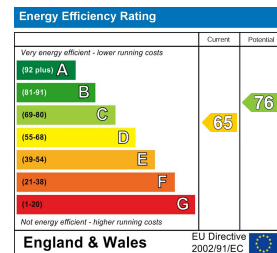
Terrain Map



Viewing

Please contact our Emma Terry Homes Office on 0115 966 57 41 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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