

HoldenCopley

PREPARE TO BE MOVED

Thyra Grove, Alexandra Park, Nottinghamshire NG3 5GY

Guide Price £425,000

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WELL PRESENTED SPACIOUS FAMILY HOME.

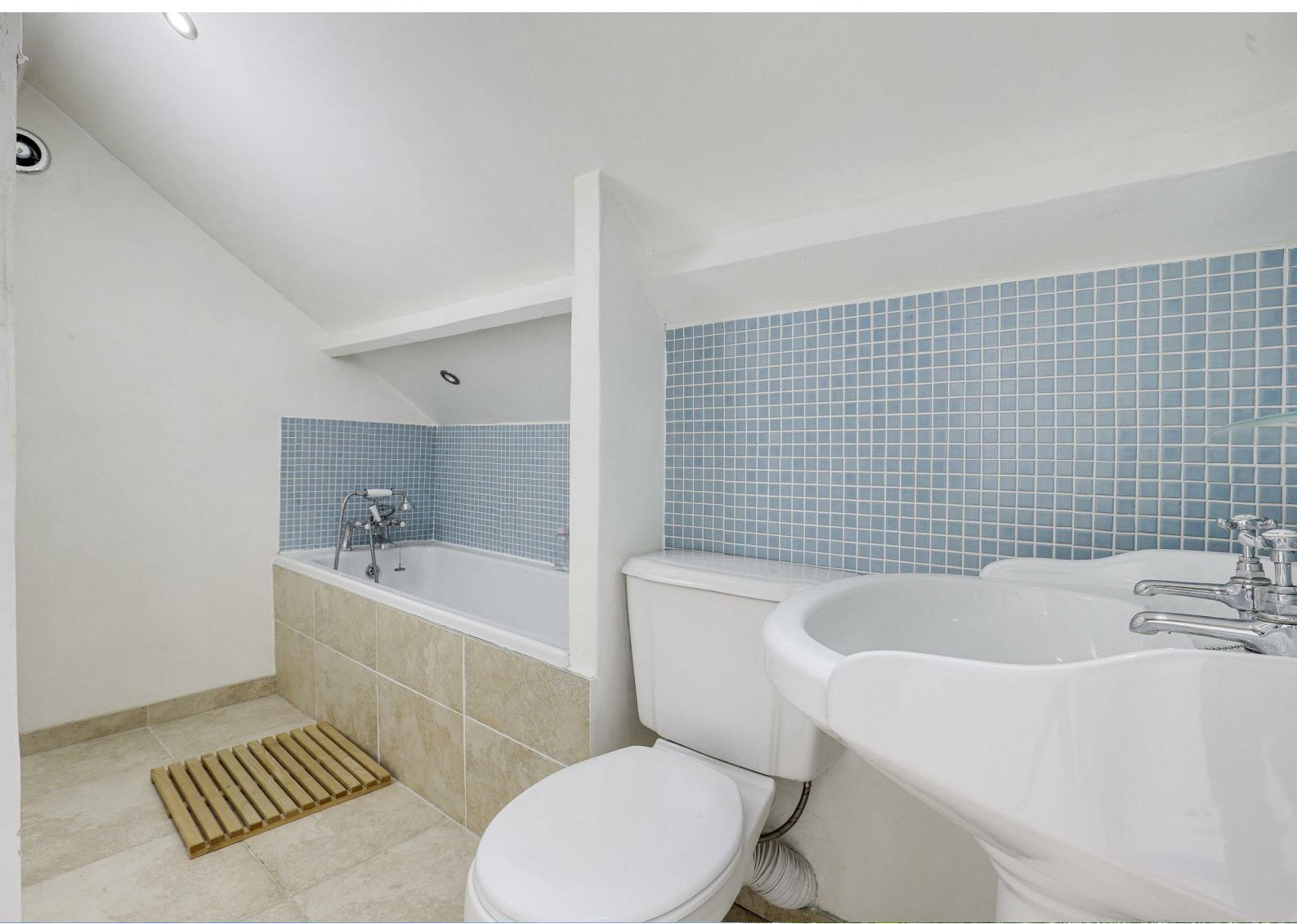
NO UPWARD CHAIN.

This stunning and spacious three-storey semi-detached home offers the perfect combination of elegance, functionality, and convenience. As you step into the ground floor, you are greeted by a charming porch and an inviting entrance. The spacious living room provides ample space for relaxation and entertainment, while the adjacent dining room offers a cosy setting for memorable gatherings and family meals. Moving through the property, you'll discover a well-appointed hall leading to a convenient utility room and a W/C for added practicality. The fitted kitchen is a culinary enthusiast's delight, featuring plenty of storage, making meal preparation a joy. One of the highlights of this property is the access to a cellar, providing you with valuable additional space for storage. The first floor welcomes you with three comfortable bedrooms and a well-equipped bathroom on this floor ensures that everyone's needs are met efficiently. Venturing to the second floor, you will find two more bedrooms, additionally, there is an office on this floor, making it an ideal setup for remote work or managing household affairs efficiently. Another convenient utility room and bathroom on this level ensures that daily chores are a breeze. The property's charm is not confined to the interior alone. As you approach the front, decorative flower beds and well-maintained shrubs create an inviting and picturesque atmosphere. To the rear of the property, a beautifully designed decked seating area, a gravelled seating area adds further versatility and the well-tended decorative plants, trees, and shrubs create an oasis-like ambiance, making this area a tranquil retreat for both residents and visitors alike. Located in the highly sought after conservation area of Alexandra Park close to the Mapperley and Sherwood shopping areas, good schools, a short distance from the City Centre and easy transport links.





- Three Storey Semi Detached House
- Five Bedrooms
- Porch, Entrance & Hall
- Living Room & Dining Room
- Well Presented Fitted Kitchen
- Two Utility Rooms
- Office
- Two Bathrooms
- Front & Rear Gardens
- Popular Location





GROUND FLOOR

Porch

The porch has painted exposed brick walls, lighting and a wooden and obscured glazed door providing access into the accommodation.

Entrance

The entrance provides access into the ground floor accommodation and has tiled flooring, a radiator and a door providing access from the porch.

Living Room

15'3" into bay x 12'11" (4.67m into bay x 3.94m)

The living room has solid oak flooring, a chimney breast with inset shelving and a hearth, cornice to the ceiling, a TV point, a radiator and a bay window to the front elevation.

Dining Room

12'11" x 10'10" (3.94m x 3.32m)

The dining room has tiled flooring, a chimney breast, a radiator, double doors into the living room and a UPVC double glazed window to the rear elevation.

Hall

The hall has tiled flooring, carpeted stairs to the first floor accommodation, access into the cellar, a radiator and open to the kitchen.

Utility Room

5'5" x 3'8" (1.66m x 1.12m)

The utility room has tiled flooring, a radiator, space and plumbing for a washing machine, access into the W/C and an obscured window.

W/C

5'6" x 2'8" (1.70m x 0.83m)

This space has tiled flooring, tiled walls, a wash basin with a mixer tap, a low level W/C and an obscured UPVC double glazed window to the side elevation.

Kitchen

14'8" x 11'1" (4.48m x 3.40m)

The kitchen has tiled flooring, partially tiled walls, cornice to the ceiling, space for an American style fridge freezer, a range of wall, drawer and base units with worktop above, space for a Range style cooker with an extractor hood over, space and plumbing for a dishwasher, a stainless steel kitchen sink unit with a moveable swan neck mixer tap, multiple basins and storage below, two windows to the rear elevation and two double doors providing access to the rear garden.

LOWER GROUND FLOOR

Cellar

17'1" max x 26'7" max (5.23m max x 8.11m max)

The cellar provides additional storage for the property and has painted exposed brick walls, bitumen flooring, lighting, power points, an extractor fan, two white Butler's sinks and houses the fuse unit.

FIRST FLOOR

Landing

The landing provides access to the first floor accommodation and has carpeted flooring and carpeted flooring to the second floor accommodation.

Bedroom One

17'4" x 14'8" into bay (5.29m x 4.49m into bay)

The first bedroom has solid oak flooring, a chimney breast, a radiator, a UPVC double glazed window to the front elevation and a UPVC double glazed bay window to the front elevation.

Bedroom Two

13'0" x 10'10" (3.97m x 3.32m)

The second bedroom has carpeted flooring, fitted wardrobes, a radiator, a chimney breast and a UPVC double glazed window to the rear elevation.

Bedroom Three

12'0" x 11'1" (3.68m x 3.40m)

The third bedroom has carpeted flooring, cornice to the ceiling, a radiator and a UPVC double glazed window to the rear elevation.

Bathroom

9'8" x 8'5" (2.96m x 2.58m)

The bathroom has solid oak flooring, partially tiled walls, a radiator, spotlights to the ceiling, an extractor fan, a corner shower cubicle with an electric shower and curved screen door, a low level W/C, a bath, a wash basin, a fitted storage cupboard and two obscured UPVC double glazed windows to the side elevation.

SECOND FLOOR

Landing

The landing provides access into the second floor accommodation and has carpeted flooring, a Velux window and access into the boarded loft space.

Bedroom Four

13'0" x 10'10" (3.97m x 3.32m)

The fourth bedroom has wooden flooring, a chimney breast, an alcove storage cupboard, a radiator and a UPVC double glazed window to the rear elevation.

Bedroom Five

13'0" x 12'9" (3.98m x 3.90m)

The fifth bedroom has carpeted flooring, a radiator, a storage cupboard and a UPVC double glazed window to the front elevation.

Office

9'8" x 9'1" (2.95m x 2.78m)

The office has carpeted flooring, eaves storage, a Velux window and access into the bathroom.

Bathroom

9'4" x 7'6" (2.87m x 2.30m)

The bathroom has tiled flooring, partially tiled walls, a wash basin, a low level W/C, a bath with a mixer tap and shower attachment, spotlights to the ceiling, an extractor fan, a chrome heated towel rail and a storage cupboard.

Utility

12'8" x 3'11" (3.87m x 1.21m)

The utility has carpeted flooring, access into bedroom five, a stainless steel sink with a drainer and mixer tap, base units, a worktop and a Velux window.

OUTSIDE

Front

The front of the property is enclosed by a walled boundary and has a paved pathway, a low maintenance garden with boarder flower beds, shrubs and trees, two external power points and has a canopy porch.

Rear

To the rear of the property there is a decked seating area, external lighting, a paved pathway, gravelled seating area, decorative plants, trees and shrubs, five external power points and enclosed by fenced and walled boundaries.

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band D

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.

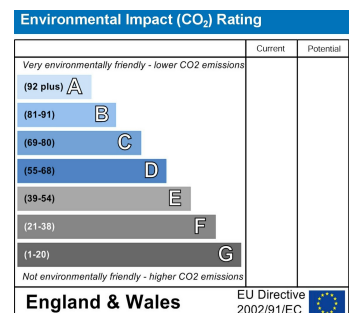
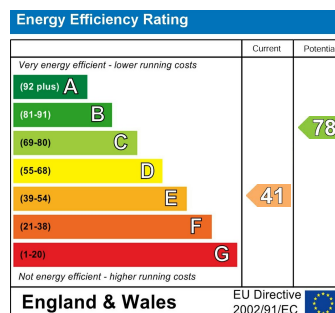
The vendor has advised the following:

Property Tenure is Freehold

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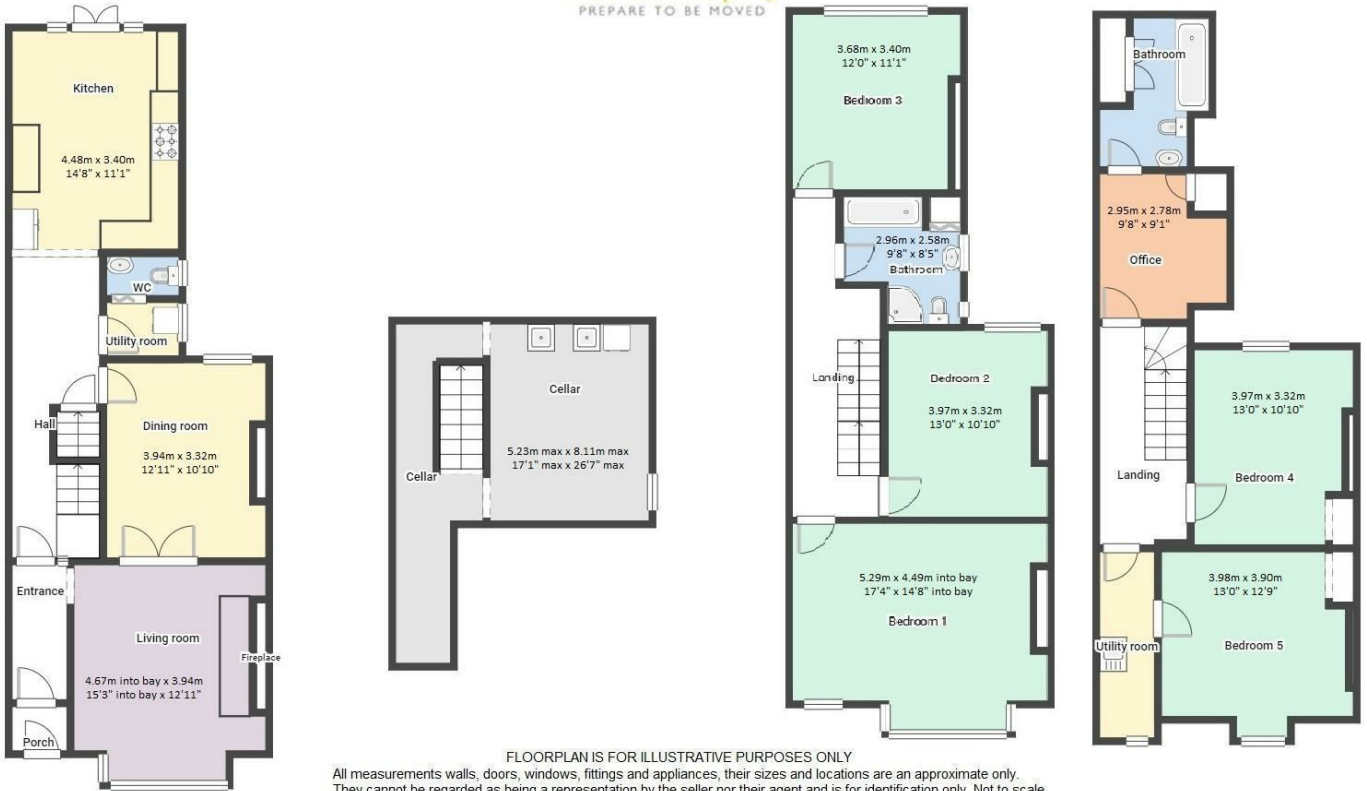
Purchaser information - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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