

HoldenCopley

PREPARE TO BE MOVED

Albert Road, Alexandra Park, Nottinghamshire NG3 4JD

Offers In The Region Of £975,000

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PERIOD DETACHED HOUSE...

Nestled within its own secluded grounds, this exquisite detached residence, dating back to 1872, graces Alexandra Park, a jewel within the Mapperley Park conservation area. Brimming with Victorian charm and contemporary allure, this magnificent property seamlessly blends original grandeur with modern comforts. Step inside to discover a reception hall leading to inviting spaces including a living room, sitting room, and a versatile study/music room. Entertain with ease in the elegant dining room, complemented by an Amdega conservatory for year-round enjoyment. The well-appointed kitchen, with a breakfast bar, flows effortlessly into a breakfast room, pantry, and utility area, complete with a convenient downstairs W/C. Ascend the staircase to find five double bedrooms and three bathrooms, two of which are en suite, all accessed from a spacious landing. Outside, two driveways and a garage provide ample parking, while a west-facing patio area offers a delightful retreat. Explore further to discover a cellar split into two sections and a sprawling garden adorned with multiple patio areas and a detached orangery, with access to an allotment beyond. With a fusion of new and original features throughout, this immaculate home presents spacious accommodation ideal for a growing family seeking their forever abode. Viewing is highly recommended to fully appreciate the timeless elegance and contemporary living offered by this stunning residence.

MUST BE VIEWED





- Substantial Victorian Detached House
- Five Spacious Bedrooms
- Four Reception Rooms
- Fitted Breakfast Kitchen
- Open Plan Conservatory & Separate Orangeries
- Cellar Split Into Two
- Three Bathrooms
- Fantastic-Sized Garden
- Driveway & Single Garage
- Sought-After Location





GROUND FLOOR

Entrance Hall

20'2" × 11'0" (6.16 × 3.37)

The entrance hall boasts Minton tiled flooring, complemented by a picture rail, dado rail, and radiator. Ascend the wooden stairs, adorned with a carpeted runner and decorative spindles, to discover an in-built cupboard, under-stair storage, and access to the accommodation via a single door.

Living Room

29'8" × 15'1" (9.06 × 4.60)

The living room features a double-glazed sash bay window overlooking the rear elevation, accompanied by another double-glazed sash window at the front. There is parquet flooring, along with four radiators to ensure comfort. Adding to the charm are coving along the ceiling, a picture rail, and a recessed chimney breast alcove boasting an open fire grate and decorative surround.

Study / Music Room

24'2" × 8'6" (7.39 × 2.60)

Featuring fitted furniture, wooden flooring, and recessed spotlights, this room offers comfort and style. Natural light floods the space through Velux and skylight windows, accentuating the vaulted ceiling. A wall-mounted electric heater ensures warmth, while a full-height double-glazed window provides stunning views of the rear elevation.

Dining Room

13'5" × 13'4" (4.09 × 4.08)

Adorned with Limestone tiled flooring and elegant coving, the dining room exudes sophistication. A picture rail adds character while a radiator ensures comfort. A focal point is the feature fireplace, boasting a decorative tiled and wooden surround. The space seamlessly flows into the conservatory, creating an inviting and open-plan atmosphere.

Conservatory

13'5" × 12'10" (4.10 × 3.92)

With Limestone tiled flooring and a glazed ceiling, the conservatory offers a bright and airy ambiance. Enjoy views of the rear garden through a range of single-glazed windows, while double doors provide seamless access to outdoor living spaces.

Sitting Room

18'0" × 13'3" (5.51 × 4.04)

In the sitting room, wooden flooring sets a warm tone complemented by coving and a picture rail. A focal point is the recessed chimney breast alcove, housing a multi-fuel burner with a decorative marble-effect surround. Practicality meets style with a fitted storage unit featuring bookshelves. Enjoy ample natural light through double-glazed sash windows, while double doors seamlessly connect indoor and outdoor living spaces, inviting you to the rear garden.

W/C

6'9" × 2'9" (2.07 × 0.85)

This space has a high-level flush W/C, a wash basin with tiled splashback, and a stained-glass window to the side elevation.

Kitchen

13'5" × 13'4" (4.09 × 4.08)

Equipped with a variety of fitted base and wall units, the kitchen boasts a breakfast bar island as its centerpiece. Enjoy the convenience of two undermount sinks with a swan neck mixer tap, along with integrated appliances including an electric oven, aga cooker, and dishwasher. Additional amenities include space for an American-style fridge-freezer, Limestone tiled flooring, recessed spotlights for ambiance, and a double-glazed sash window offering natural light and views of the front elevation.

Breakfast Room

11'3" × 10'6" (3.45 × 3.22)

Featuring Limestone tiled flooring and recessed spotlights, this room exudes modern elegance. The vaulted ceiling, adorned with skylight windows, creates a spacious atmosphere filled with natural light. Multiple double-glazed windows frame the surroundings beautifully, while double doors offer convenient side access.

Pantry

7'8" × 6'3" (2.36 × 1.93)

The pantry has a vaulted ceiling, recessed spotlights, wall-mounted shelves, a double-glazed window to the front elevation, and Limestone tiled flooring.

Utility Room

7'11" × 7'1" (2.42 × 2.17)

In the utility room, find functionality and charm with fitted base and wall units topped by a wooden worktop. A classic Belfast style sink with a mixer tap and tiled splashback adds character. Enjoy the convenience of space and plumbing for a washing machine, while Limestone tiled flooring ensures durability. Maximising space efficiency, a ceiling-mounted drying rack is installed. Natural light brightens the space through a single-glazed window to the side elevation, and a stable-style door offers easy side access.

Lean-To

The lean-to has a polycarbonate roof, double-gated access to the front, access to the cellar rooms, an outdoor tap, external power sockets, and gated access to the courtyard and bin storage.

BASEMENT LEVEL

Cellar

17'9" × 13'6" (5.43 × 4.13)

The cellar houses the combi-boiler and has lighting.

Cellar

13'6" × 13'5" (4.13 × 4.11)

The cellar has lighting.

FIRST FLOOR

Landing

24'2" × 6'3" (7.38 × 1.93)

The landing has wooden flooring, a radiator, a feature glass ceiling panel, a dado rail, and provides access to the first floor accommodation.

Principal Bedroom

17'10" × 13'5" (5.45 × 4.09)

In the main bedroom, a double-glazed sash bay window adorns the front elevation, bathing the space in natural light. Wooden flooring complete with two radiators and an original open fireplace, adding character and charm. Plus, enjoy convenient access to the en-suite for added luxury.

En-Suite

10'7" × 6'9" (3.24 × 2.07)

The en-suite offers a concealed flush W/C combined with a vanity unit wash basin and fitted storage. Relax in the double-ended bath surrounded by tiled splashback, or rejuvenate in the shower enclosure with an overhead rainfall shower. There is a chrome heated towel rail, partially tiled walls and a vaulted ceiling complemented by recessed spotlights. Additional features include a radiator for comfort and a double-glazed partially obscure window to the side elevation for privacy.

Bedroom Two

12'9" × 11'8" (3.91 × 3.56)

In the second bedroom, natural light streams in through a double-glazed sash window, offering views of both the front and side elevations. There is a radiator, wooden flooring, in-built wardrobes, and an original open fireplace. Plus, convenient access to the loft and access into the seconden-suite adds versatility to the room.

En-Suite Two

11'3" × 3'11" (3.43 × 1.21)

The second en-suite boasts a concealed flush W/C and a wash basin featuring fitted storage underneath. Perfect for grooming, it includes an electrical shaving point. Refresh in the shower enclosure with a mains-fed shower, a chrome heated towel rail, Limestone tiled flooring and waterproof splashback, while recessed spotlights illuminate the space. A chrome extractor fan ensures ventilation, and wood-framed obscure windows to the side elevation offer privacy.

Bedroom Three

15'1" × 13'6" (4.60 × 4.12)

The third bedroom features a double-glazed sash window offering views of the side and rear elevations, along with wooden flooring, a radiator, and an original open fireplace.

Bedroom Four

13'5" × 13'3" (4.10 × 4.06)

The fourth bedroom includes a double-glazed sash window to the front elevation, wooden flooring, a radiator, an original open fireplace, and an in-built wardrobe.

Bedroom Five

13'5" × 13'5" (4.10 × 4.09)

In the fifth bedroom, find a double-glazed sash window to the rear elevation, wooden flooring, a radiator, an original open fireplace, and an in-built wardrobe.

Shower Suite

7'1" × 6'3" (2.17 × 1.91)

The shower suite features a high-level flush W/C, wash basin, and a shower enclosure with an overhead rainfall shower. A chrome heated towel rail, partially tiled walls and recessed spotlights, along with a double-glazed obscure sash window to the front elevation.

OUTSIDE

Front

At the front of the property, you'll find two gated driveways, courtesy lighting, and access to the garage. Adorned with a variety of plants and shrubs, the area features a Sandstone patio and gated access to the side courtyards.

Garage

17'6" × 9'10" (5.35 × 3.00)

The garage is equipped with power points, lighting, and a loft storage space, accessible through an up-and-over electric door opening onto the front driveway.

Rear

At the rear of the property lies a secluded east-facing garden, enclosed for privacy and featuring multiple patio areas, a lush lawn, and charming herbaceous borders. Enhanced by courtesy lighting, the garden boasts an array of established plants and shrubs, along with a brick-built outhouse for additional storage. Completing the scene are hedged borders blending seamlessly with brick boundaries.

Orangery

14'8" × 12'11" (4.48 × 3.96)

This section of the orangery showcases a half-vaulted glazed ceiling, complemented by single-glazed windows along the side elevation. Accessible through a single door, it seamlessly connects to the second part of the orangery.

Orangery Two

23'2" × 8'9" (7.08 × 2.69)

In this area of the orangery, stone tiled flooring sets the stage, complemented by a recessed chimney breast alcove with a tiled hearth. Enjoy ample natural light under the glazed vaulted ceiling, surrounded by single-glazed windows. Access to the garden is effortless with two sets of double doors welcoming the outdoors in.

ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media
Broadband Speed – Ultrafast 1000 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)
Phone Signal – Mostly 3G / 4G / 5G available
Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Central Heating – Connected to Mains Supply
Septic Tank – No
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years+
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band G

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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