



14 Buckingham Road, Woodthorpe, NG5 4GE

Guide Price £525,000

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 Marriotts



# 14 Buckingham Road Woodthorpe, NG5 4GE

- Four double bedrooms
- Fully functional basement
- Two receptions + conservatory
- Three bathrooms
- Impressive kitchen + utility room
- Highly regarded location

**\*\*GUIDE PRICE £525,000 - £550,000\*\*** A stunning period detached house with four double bedrooms over three floors. Popular road just off Thackerays Lane, with easy access to main road links, local shops and Mapperley also close by. The property has three floors, including an impressive en-suite loft conversion, plus a fully functional three-room basement!

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## Overview

Accommodation consists of a lovely spacious hallway with wooden flooring and downstairs toilet, front lounge and rear sitting room both with feature walls and lighting, the sitting room leading to the fully glazed conservatory with underfloor heating. Modern gloss white soft close kitchen with several integrated Neff appliances leading to a rear entrance lobby, separate utility room and downstairs shower room. On the first floor are three double bedrooms, all with high-level TV points and a family bathroom. On the top floor is the main bedroom which has Velux windows with fitted blackout blinds, an adjoining en-suite and a separate walk-in shower/wet room. Other features include majority UPVC double-glazed sash windows, CCTV cameras, traditional style radiators and Oak internal doors.

## Entrance Hall

With half-glazed panelled front entrance door, wooden flooring, traditional style radiator, decorative coving with ceiling downlights and UPVC double-glazed sash window on the half landing. Doors lead to both reception rooms, kitchen and downstairs toilet with door and stairs leading down to the basement rooms.

## Downstairs Toilet

Washbasin with vanity cupboard, dual flush toilet, tiled floor, chrome ladder towel rail and extractor fan. Ceiling downlights, cupboard housing the hot water cylinder and wall-mounted Baxi gas boiler.

## Lounge

Also with wooden flooring and feature wall with illuminated recessed shelving. UPVC double glazed sash bay window to the front with coloured lights and fitted shutter blinds, two vertical radiators and ceiling downlights.

## Sitting Room

Also with feature wall and illuminated recessed shelving, ceiling downlights and vertical radiators on either side of the opening leading through to the conservatory.



### Conservatory

Being fully glazed with fitted roller blinds and a glass roof, tiled floor and underfloor heating. Four feature wall lights, power points and bi-fold doors leading out to the garden.

### Kitchen

A range of wall and base units with soft close doors and drawers in gloss white with wood-style worktops and upstands, concealed worksurface lighting and inset one-and-a-half bowl composite sink unit and drainer in white. Appliances consist of Neff electric double oven, separate Siemens microwave, Neff brushed steel four-ring gas hob with glass splashback and steel extractor canopy, integrated Siemens dishwasher and housing for an upright fridge freezer. Vertical radiator, UPVC double glazed rear window, wood style laminate flooring continuing through to the rear entrance lobby and utility room.

### Rear Entrance Lobby

With double-glazed composite front door, glazed panelled door to the rear and door through to the utility room.

### Utility Room

With base and wall units, tall cupboard and granite worktops and a drainer with an under-counter one-and-a-half bowl stainless steel sink unit. Plumbing for a washing machine, LED downlights, electric convector heater, UPVC double-glazed rear window and door through to the shower room.

### Shower Room

Consisting of a large open fully tiled shower area with glass partition and floor drain. Wash basin, vanity base cupboard, dual flush toilet, half tiling to the remaining walls, chrome ladder towel rail, extractor fan and power for a wall-mounted LED mirror.

### Basement

Fantastic playroom/home office space, consisting of three fully tanked and decorated rooms with wooden flooring, LED wall lighting, ample high-level PowerPoints and radiators in all three rooms. The end room has fitted base units and granite-style worktops.

### First Floor Landing

With traditional style radiator, UPVC double glazed side window, ceiling downlights and access to all first floor rooms.

### Bedroom 1

With feature illuminated recesses above the bed space, twin UPVC double-glazed sash windows to the rear with fitted shutter blinds, traditional-style radiator, multiple ceiling downlights and high-level TV points.

### Bedroom 2

Built-in part mirrored sliding door wardrobes with overhead downlights, UPVC double glazed sash window to the front, traditional style radiator and high-level TV points.

### Bedroom 3

Also with built-in part mirrored sliding door wardrobes, UPVC double glazed sash window to the rear, traditional style radiator and high-level TV points.

### Bathroom

With full contrasting wall and floor tiling and LED downlights, the suite consists of a shaped bath with glass screen and shower attachment, dual flush toilet, wash basin with vanity base cupboards, vanity light and electric shaver point. Chrome ladder towel rail, extractor fan and UPVC double glazed sash window to the front.







#### **Loft Conversion Bedroom 4**

A fantastic space with two Velux windows and fitted blackout blinds, two traditional style radiators and above the headboard area there are illuminated shelves/recesses. Eaves access, door to the en-suite and separate access passage with chrome towel rail and Velux window with blackout blind leading to the walk-in wet room/shower.

#### **Walk-in Wet Room/Shower**

Being fully tiled with floor drain, shelving, fixed head rain shower and LED downlights (body jets disconnected).

#### **En-suite**

Dual flush toilet, wash basin with vanity drawer, chrome ladder towel rail. Electric shaver point, extractor fan, feature recessed wall lights and eaves access.

#### **Outside**

To the front is a driveway and walled part block paved and part gravelled front garden. Double doors lead into the detached brick garage (storage only) with pitched tiled roof and front mounted carriage style wall light. To the rear, there is a large block paved patio, outside tap and two halogen floodlights. Sleeper steps lead down to the lawn with sleeper-edged gravel borders containing a wide variety of mature plants and shrubs, including Acer and Bamboo. There is also a corner pergola covered paved seating area and the garden is enclosed with a fenced perimeter.

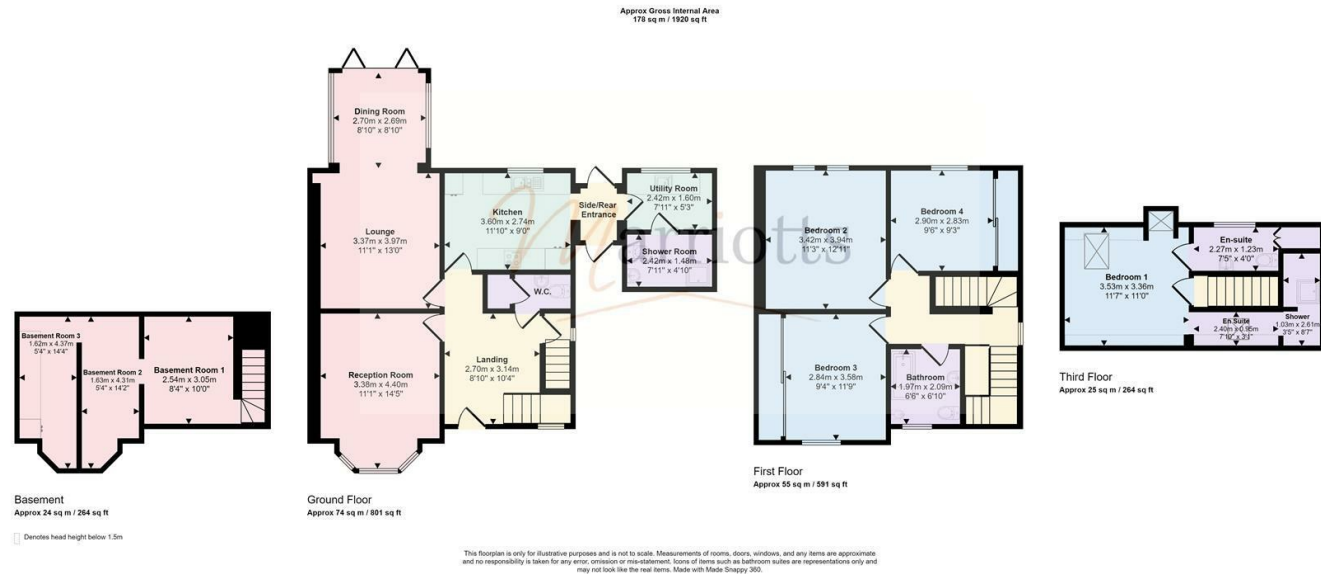
#### **Useful Information**

TENURE: Freehold

COUNCIL TAX: Gedling Borough Council - Band E







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Please contact us on 0115 953 6644 should you wish to arrange to view this property or if you require any further information.**

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