



5 Grosvenor Avenue, Mapperley Park, NG3 5DX

£475,000

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5 Grosvenor Avenue Mapperley Park, NG3 5DX

- Three storey & four double bedrooms
- Period features throughout
- Basement/utility rooms & downstairs toilet
- Two large reception rooms
- Extended breakfast kitchen
- NO UPWARD CHAIN

A stunning period semi-detached house with bags of character and accommodation over three floor, four double bedrooms, extended breakfast kitchen, downstairs toilet and centrally heated basement rooms! For sale with NO UPWARD CHAIN!!

£475,000



Overview

Nestled in the highly regarded conservation suburb of Mapperley Park, this charming semi-detached house on Grosvenor Avenue offers a delightful blend of period elegance and modern convenience. With four spacious double bedrooms, this property is perfect for families or those seeking extra space.

Upon entering, you are greeted by an impressive hallway, with Minton tiled floor, decorative coving and feature plaster arch leading to two inviting reception rooms, each adorned with beautiful period features including sash windows, exposed floorboards, fireplaces and decorative coving, which add character and warmth to the home. The extended breakfast kitchen is a true highlight, featuring under-floor heating that ensures comfort during the colder months. This space is ideal for both casual dining and entertaining guests.

The property boasts a beautifully appointed bathroom, complete with a classic claw-foot bath, providing a touch of luxury for your daily routine. Additionally, the basement utility rooms offer practical storage solutions and further enhance the functionality of the home.

Outside, there is parking for two vehicles, a valuable asset in this sought-after area. The surrounding neighborhood is known for its picturesque streets and community spirit, making it an ideal location for families and professionals alike, with easy access to both the city centre and nearby Sherwood, with its thriving shopping area, artisan feel and an array of cafes, bars and multi-cultural restaurants.

In summary, this semi-detached house on Grosvenor Avenue is a rare find, combining period charm with modern amenities in a desirable location. It presents an excellent opportunity for those looking to settle in a vibrant and welcoming community. Do not miss the chance to make this lovely property your new home.

Entrance Hall

With stained glass front entrance door and traditional pull doorbell, Minton tiled floor, original spindled staircase leading to the first floor, door and stairs leading down to the basement. Original decorative coving and plaster arch, two ceiling light points and doors to both reception rooms and the breakfast kitchen.



Front Dining Room

With original exposed floorboards, feature cast iron picture tile fireplace with living flame gas fire and decorative wooden surround. Decorative original coving, picture rail, sash bay window to the front, two wall light points and radiator.

Living Room

Also with decorative coving and picture rail, cast iron open grate feature fire with tiled surround and slate hearth. Two radiators, stained glass sash window to the side and a rear bay with double-glazed French windows leading out to the patio.

Breakfast Kitchen

A range of units with polished granite effect worktops with inset one-and-a-half bowl stainless steel sink units and drainer with tiled splashbacks. Appliances consist of steel trim electric double oven, separate five ring gas hob with extractor canopy, integrated fridge, freezer and dishwasher. Radiator, ceiling downlights, tiled floor with under-floor heating, sash window to the side, step down to a lower kitchen area with further matching units, radiator, side door and door to the downstairs toilet.

Downstairs Toilet

With tiled walls and floor, toilet, extractor fan and UPVC double-glazed rear window.

Basement

At the bottom of the stairs and main area are two large basemen rooms with tiled floors and central heating radiators, one of which has a range of units with inset stainless steel sink unit and drainer, ample power points, plumbing for washing machine and serves as a utility room. The second room also has the electric smart meter and RCD board.

First Floor Landing

Also with an original balustrade staircase to the second floor, two ceiling light points and a separate toilet with a pedestal washbasin and sash window.

Bedroom 1

With exposed original floorboards, decorative picture tiled cast iron fireplace with matching picture tiled hearth, original coving, picture rail, two ceiling light points, radiator and three sash windows to the front.

Bedroom 2

Also with decorative cast iron fireplace with picture tile hearth, radiator and UPVC double glazed rear window.

Bathroom

With chequered tiled flooring, the suite consists of a claw & ball roll top bath with central Victorian style mixer tap, dual flush toilet, pedestal wash basin with tiled cubicle and chrome mains shower. Half matching tiling to the remaining walls with a stone tiled boarder, LED downlights, chrome ladder towel rail, sash window to the rear and cupboard housing the Ideal Logic gas boiler and hot water cylinder.

Landing

With Velux window and eaves storage access point.

Second Floor Bedroom 3

Built-in three-door wardrobe with over head storage, decorative cast iron picture tiled fireplace and hearth, radiator and UPVC double-glazed front and side windows.

Bedroom 4

Also with decorative cast iron picture tiled fireplace and heath with radiator and UPVC double glazed side window.

Outside

To the front, there is a block paved driveway providing parking for up to two vehicles with shaped flower bed. Side lockable gated access leads to the rear. To the rear is a stone-flagged patio/seating area. LED floodlight and patio extends to the rear of the property where there is an outside tap, external power point and steps leading down to the walled lawned garden with a garden shed.

Material Information

TENURE: Freehold

COUNCIL TAX: Nottingham City Council - Band D

PROPERTY CONSTRUCTION: Solid brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: No







CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: None known
FLOOD RISK: Low
ASBESTOS PRESENT: none known
ANY KNOWN EXTERNAL FACTORS: No
LOCATION OF BOILER: Bathroom cupboard
UTILITIES - Mains gas, electric, water and sewerage.
MAINS GAS PROVIDER: Eon Next
MAINS ELECTRICITY PROVIDER: Eon Next
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER: Yes - in the front pavement
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.
ELECTRIC CAR CHARGING POINT: Not available.
ACCESS AND SAFETY INFORMATION: Level front and rear access



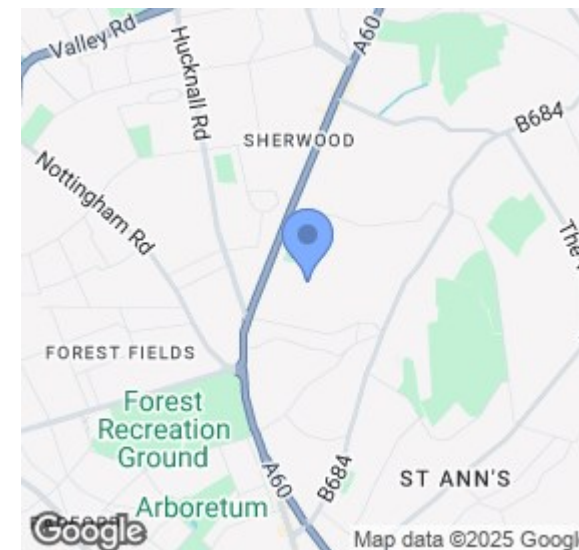




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	49	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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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