



ELITE HOMES

Consultative Estate Agents with Integrity



The Ropewalk, Nottingham
NG1 5DW

Overview

Don't miss this rare opportunity to buy an impressive four double bedroom Georgian-style town house situated within a highly desirable area on one of Nottingham's most popular roads on the edge of the prestigious Park Estate.

Key Features

- An Impressive Georgian-Style Town House in Superb City Centre Location
- Prestigious Location – on the edge of The Park Estate
- 4 Large Double Bedrooms and 3 Bathrooms
- Open Plan Kitchen Diner, with French doors to Garden
- Large Sitting Room with Dining Area, with Bay Window and Juliette Balcony
- Private South Facing Walled Garden
- Integral Garage plus private Driveway providing gated off street parking
- Walking distance to City Centre Amenities
- Modern building standards including double-glazing throughout.

Description

A superb three storey townhouse, in one of Nottingham city centre's most popular residential locations. Built in 1999, this property has all the features of a period style property, with the luxuries of modern day living. Benefitting from spacious internal accommodation, gated off road parking, garage and a private south facing rear garden. The house benefits from modern building standards including double-glazing throughout.

Location

Located on one of Nottingham's most popular roads on the edge of the prestigious Park Estate With great access to the city centre providing a variety of services, bars, restaurants and shops and just a short walk from Nottingham's historic castle area. The property is well placed for access to Queens Medical Centre, the University of Nottingham and Nottingham train station.

To find the property, head out of Nottingham on Maid Marian Way turning left just before the roundabout on to Park Row. Follow the road round to the right on to The Ropewalk where the property is located on the left hand side of the road.

Accommodation

The property has a tiled entrance vestibule leading to the welcoming reception hall with storage cupboard and cloakroom with separate W.C. The large open plan kitchen-diner is fitted with a range of wall and base units, stainless steel sink and drainer, electric oven with four gas hobs, integrated fridge, freezer and dishwasher. There are French doors opening on to the rear patio and walled garden laid with low maintenance artificial grass.

To the first floor is a well proportioned sitting room with gas fire and feature surround, bay window and Juliet balcony with lovely southerly aspect. There is a good sized bedroom with built in storage and family bathroom with shower cubicle, wash hand basin and W.C. To the second floor is a superb master suite with walk-in wardrobe and en-suite fitted with bath and separate shower cubicle, wash hand basin and WC. There are a further two bedrooms, both with built in wardrobes, as well as an additional bathroom with bath, separate shower cubicle, wash hand basin and W.C.

This impressive property benefits from a private walled rear garden with patio area directly off the kitchen. To the front is a private gated driveway, providing secure off street parking and garage with electric door, light points, electric sockets and plumbing for washing machine.

The accommodation offers wooden double-glazed sash windows throughout, gas central heating, security entry system with handset located on every floor, and a security alarm system.

Ground Floor

The property has a large tiled entrance vestibule leading to the welcoming reception hall with storage cupboard and cloakroom with W.C. Through double doors is the spacious dining-kitchen which is fitted with a range of wall and base units, stainless steel sink and drainer, electric oven with four gas hobs and integrated appliances. There are French doors opening on to the rear patio and south facing walled garden with artificial grass, outside tap and outdoor light.

First Floor

To the first floor is a large L-shaped sitting room with adjacent dining area with gas fire and feature surround, bay window and Juliet balcony with southerly aspect. Large windows provide a light and airy feel to this large room. There is a good sized bedroom with fitted wardrobe and family bathroom with shower cubicle, wash hand basin and W.C.

Second Floor

To the second floor is the master bedroom with large walk in wardrobe and en suite fitted with bath and separate shower cubicle, wash hand basin and W.C. There are 2 further bedrooms on this floor both of which have built-in wardrobes as well as an additional bathroom with bath, separate shower cubicle, wash hand basin and W.C.


Outside

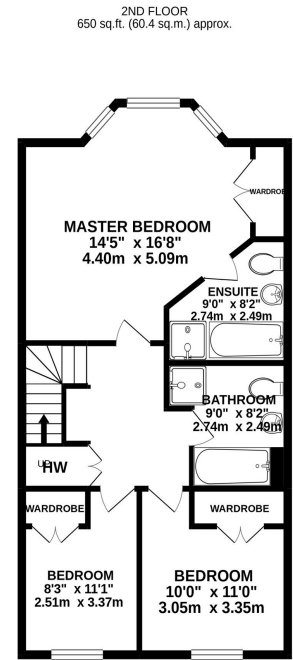
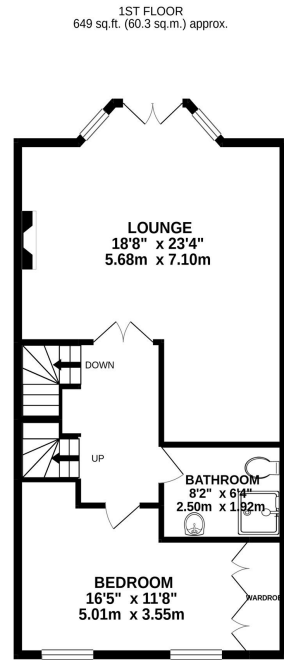
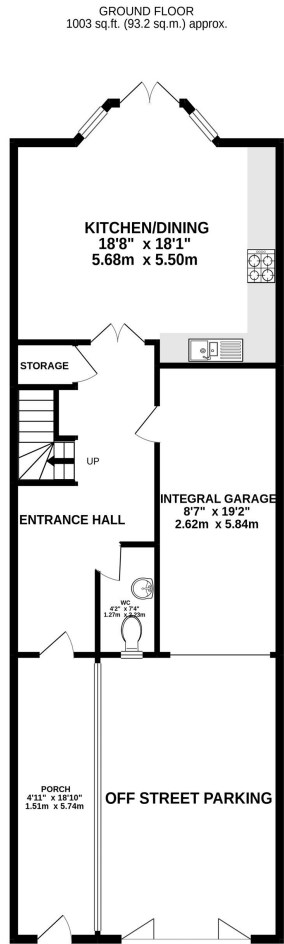
At the rear of the property there is a south facing walled garden with patio and artificial grass. To the front is a gated driveway and garage with electric door, ideal for storage and includes the freezer and washer/dryer, with direct access from the hallway.

Council Tax - Band F





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



TOTAL FLOOR AREA : 2302 sq.ft. (213.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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