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**DavidJames**  
the estate agent

**Thyra Grove, Alexandra Park, Nottingham, NG3 5GY**

**Guide Price £400,000**



## About This Property

This period semi-detached family home, spread across three generous storeys and offering plenty of character and original features, must be viewed to be fully appreciated! Situated on a tree-lined street in the sought-after Alexandra Park, this superb property sits a short commute from Nottingham City Centre with Mapperley's excellent amenities also within easy reach.

The porch opens to the entrance hall, leading to the spacious lounge which boasts an oak floor, a feature working open fire and a walk-in box window that fills the space with natural light. The adjoining dining room is perfect for family meals or entertaining guests and has retained its original tiled floor.

An inner hallway precedes the kitchen, giving access to a small laundry room and adjoining WC as well as a cellar with power and lighting for additional storage. The kitchen is complete with a mix of iroko and granite worktops, cream units and space for both a freestanding dishwasher and a range cooker. The freestanding Rieber round island multi-tasking sink acts as the focal point, with built-in storage and a flexi-tap.

The first floor accommodates three double bedrooms, including a spacious front-facing main bedroom and a second bedroom with fitted wardrobes. The family bathroom features a four-piece suite, including a bath and separate shower cubicle with a Mira electric shower unit.

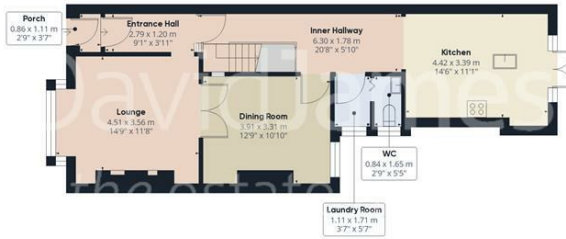
The top floor presents two further double bedrooms, both with in-built open wardrobes. Bedroom five features bamboo flooring, while this floor also includes a kitchenette, a walk-through dressing area that could be used as an office or store room and a second bathroom with a three-piece suite.

Outside, the mature rear garden offers privacy with established planting, trees and an initial patio seating area. Additional external features include power sockets (front and rear), hot and cold water feeds as well as access to a driveway shared with the neighbouring property.

- Period semi-detached home with no upward chain
- Offers generous family-sized accommodation across three-storeys
- Plenty of character and original features
- A short commute from Nottingham City Centre
- Two reception rooms (lounge and separate dining room)
- Fitted kitchen with a feature Rieber freestanding sink
- Five double bedrooms
- Two bathrooms (first and top floor)
- Fantastic established rear garden
- Shared driveway to the side







Floor 0



Floor 1



Floor 2



Approximate total area\*  
 175.69 m<sup>2</sup>  
 1891.11 ft<sup>2</sup>

Reduced headroom  
 8.95 m<sup>2</sup>  
 96.34 ft<sup>2</sup>

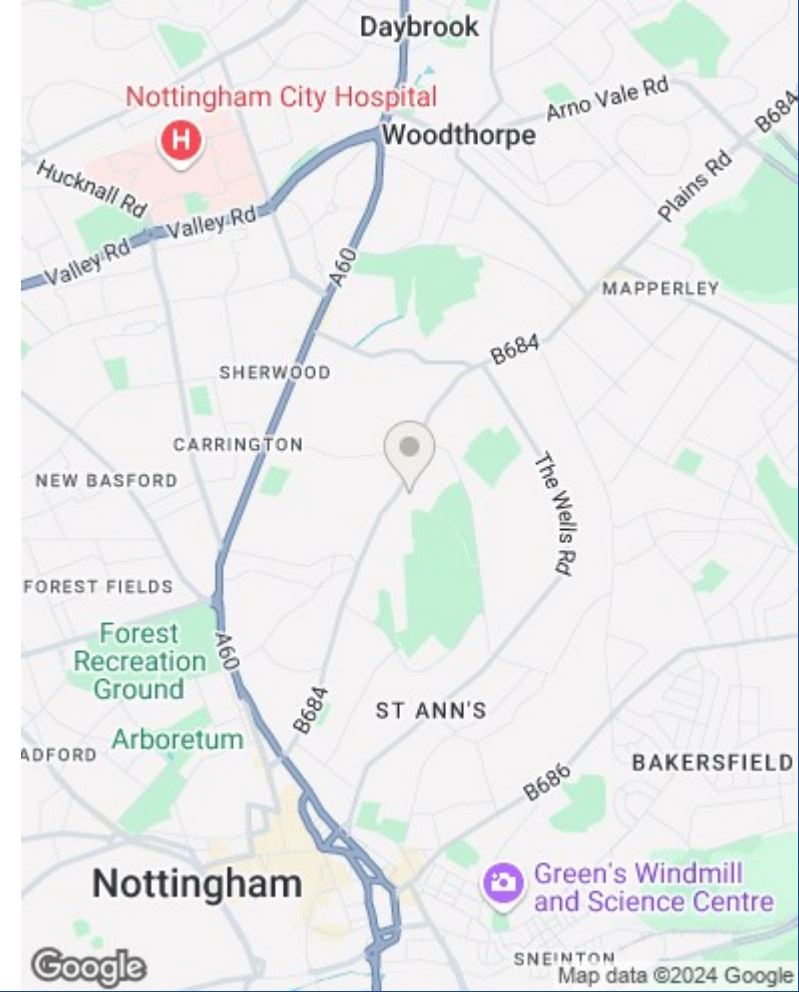
(1) Excluding balconies and terraces

Reduced headroom  
 ..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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**Council Tax Band: D**  
**Nottingham City Council**  
**Freehold**

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