

DISTINCTIVE
HOMES
by



Berkeley Avenue

Nottingham, NG3 5BU

Berkeley Avenue

Nottingham, NG3 5BU

A beautifully presented and individually designed Three/four-bedroom detached home, occupying an enviable position within the highly sought-after Mapperley Park Conservation Area.

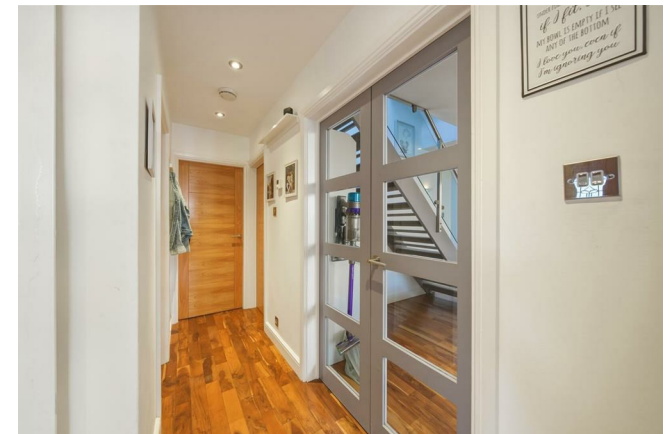




Offering a superb balance of contemporary living, versatile accommodation and attractive outdoor space, this distinctive home is ideally suited to modern family life. The property is presented in excellent condition throughout, with a bright and welcoming interior complemented by solid wood flooring, stylish fittings and generous proportions.

The ground floor provides an impressive sense of space, with a particularly generous 20ft lounge, a well-appointed kitchen/diner and two versatile rooms which can be utilised as either bedrooms or additional reception space, depending upon the needs of the occupier. A family bathroom completes the ground floor accommodation.

To the first floor are two further generously proportioned bedrooms, both offering an individual character and a wealth of natural light, together with a contemporary shower room. The accommodation is further enhanced by a charming Juliet balcony to the rear and a number of Velux windows.

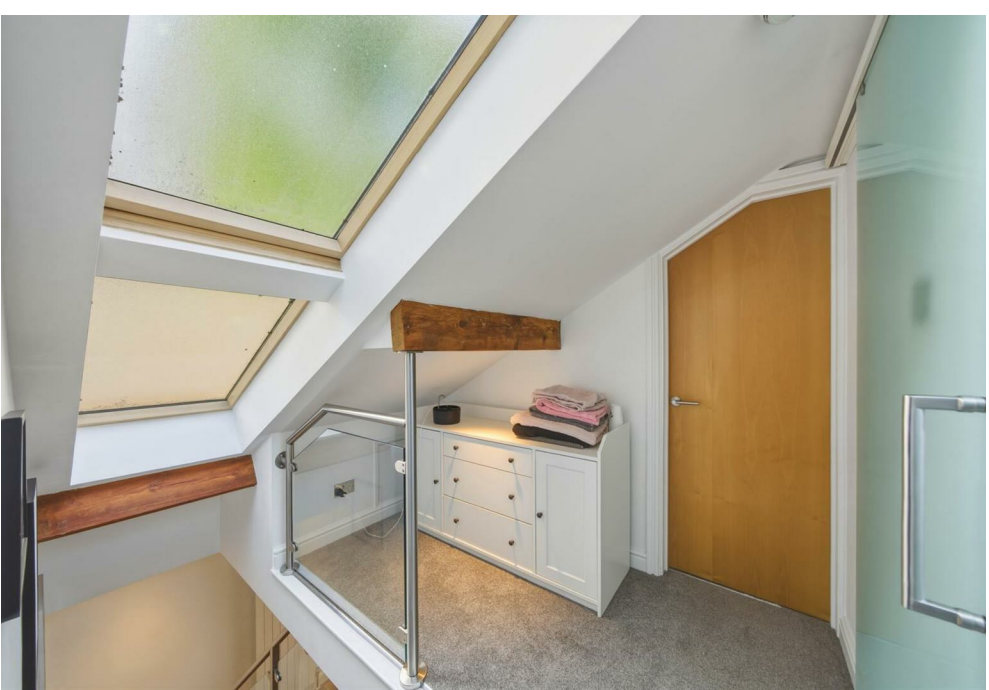




Outside, the rear garden provides an attractive and private setting in which to relax and entertain, with a paved patio area leading onto the garden beyond. A particularly appealing feature is the detached garden office, which offers an excellent dedicated workspace away from the main house. Complete with underfloor heating, French doors and multiple power points, it is perfectly suited to those seeking a comfortable and practical home-working environment. The property is ideally positioned for access to the wide range of amenities available within Mapperley and the surrounding areas, whilst also enjoying the leafy and established setting for which Mapperley Park is renowned.

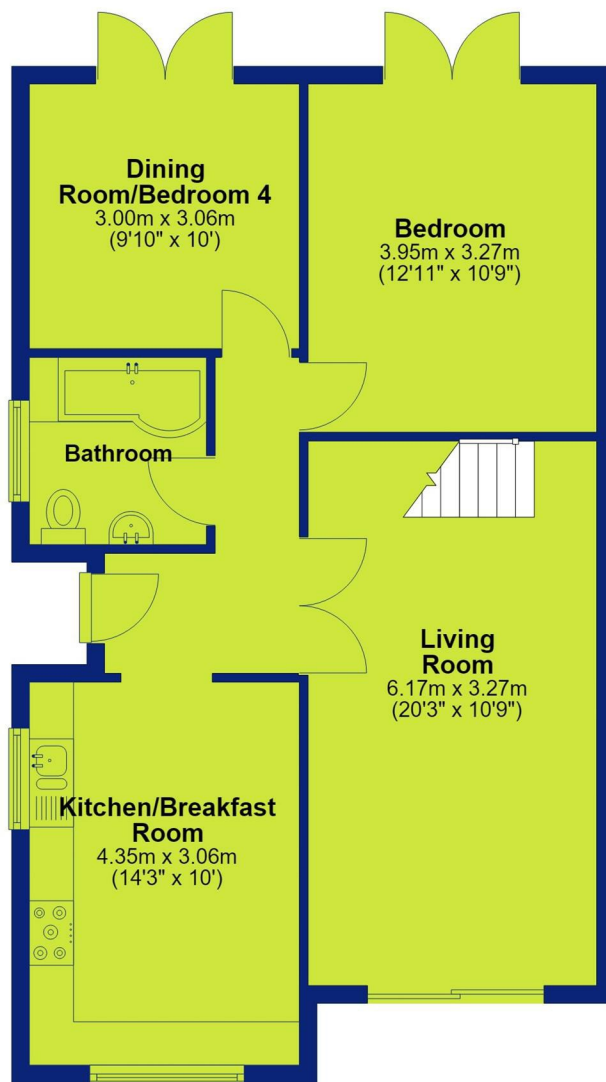
A distinctive and beautifully presented home in one of Nottingham's most desirable residential settings, offering flexible accommodation, an attractive garden and the increasingly sought-after benefit of a dedicated home office. An early viewing is highly recommended.





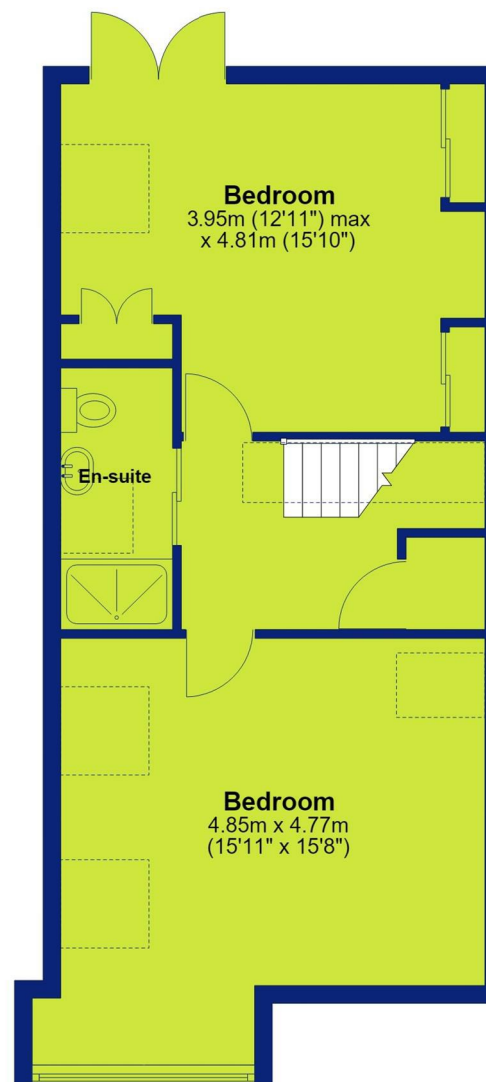
Upper Ground Floor

Approx. 67.2 sq. metres (723.0 sq. feet)



First Floor

Approx. 51.5 sq. metres (553.8 sq. feet)



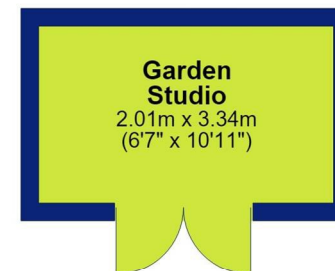
Lower Ground Floor

Approx. 17.5 sq. metres (188.8 sq. feet)



Outbuilding

Approx. 6.7 sq. metres (72.1 sq. feet)



Total area: approx. 142.9 sq. metres (1537.8 sq. feet)



DISTINCTIVE
HOMES
by



Distinctive Homes by FHP Living

A collection of some of the best properties available in the most sought-after areas of Nottingham, and its surrounding suburbs and villages.

www.fhpliving.co.uk

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

FHP, their clients and joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or their client of otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and FHP have not tested any service, equipment of facilities. Purchasers must satisfy themselves by inspection or otherwise. Figures quoted in these particulars may be subject to VAT in addition. 09/11



Interested in this home?

Call the FHP Living Distinctive Homes Team



Jules Hunt

Mobile: 07917 460 033
jules@fhpliving.co.uk



Lee Mathews

Mobile: 07917576255
lee@fhpliving.co.uk

Tel: 0115 841 1155

23 Bridgford Road
West Bridgford
Nottingham NG2 6AU

1 Weekday Cross
The Lace Market
Nottingham NG1 2GB