

12 Wesley Grove, Nottingham, NG5 2BL

Asking Price £250,000

Freehold



- Victorian Character Retained
- Two Reception Areas
- Extended to Rear Elevation
- Three Double Bedrooms
- Family Bathroom to First Floor
- Front & Rear Gardens
- Additional Storage Space in Cellar
- Close to Amenities
- Easy Access to Public Transport Links





Summary

A charming Victorian three-storey end-of-terrace home, ideally positioned on a quiet pedestrian cul-de-sac and offering well-presented accommodation throughout.

The property is approached via a front garden and opens into a welcoming living room featuring an attractive Victorian bay window to the front elevation, creating a bright and characterful living space. To the rear, the home benefits from a spacious open-plan kitchen and dining area, which seamlessly incorporates the rear extension to provide an excellent space for modern family living and entertaining.

The first floor comprises a central landing, two generous double bedrooms, and a well-appointed family bathroom. Occupying the entire second floor is an impressive principal bedroom, complete with fitted storage, with additional fitted storage also found within the other bedrooms.

Further benefits include a useful cellar located beneath the front living room, providing valuable storage space. Externally, the rear garden has been thoughtfully landscaped to include a decked seating area, artificial lawn, and raised flower beds, creating an attractive and low-maintenance outdoor retreat.

Combining period character with practical modern living, this delightful home offers versatile accommodation across three floors in a desirable cul-de-sac setting.

F&C

The Location

Carrington is a popular residential area located just north of Nottingham city centre, offering a superb balance of convenience and community. Residents benefit from a range of local shops, cafés, schools and everyday amenities, while excellent public transport links provide easy access into the city centre and surrounding areas. Nearby green spaces, including the nearby Woodthorpe Park and the Arboretum, offer opportunities for outdoor recreation, making Carrington an attractive choice for professionals, families and commuters alike.

Accommodation

Ground Floor

Living Room

12'0" x 11'5" (3.66 x 3.50)

Featuring wood flooring, a Victorian-style fireplace with original tiles, radiator, ceiling light and decorative skirting boards. A Victorian double glazed bay window with original frames to the front elevation provides plenty of natural light.



Open Plan Kitchen/Dining Room

20'5" x 11'8" (6.23 x 3.58)

Fitted with tiled flooring, panelling to walls, exposed brick chimney breast and built-in storage. The kitchen comprises a range of solid wood base and wall units, sink with drainer and mixer tap, marble tiled splashbacks, extractor hood, space for a cooker (included in the sale), fridge freezer and dishwasher (also included in the sale). The kitchen/dining area extends into the rear extension, benefiting from a pitched roof and Velux window.



First Floor Landing

3'1" x 2'11" (0.96 x 0.91)

Newly carpeted landing with ceiling light, providing access to two double bedrooms, the family bathroom and stairs leading to the second floor.

Bedroom Two

12'4" x 11'7" (3.76 x 3.55)

A double bedroom with carpeting, fitted storage, fireplace with tiled surround, picture rail, coving, skirting boards, radiator and double-glazed windows to the front elevation.



Bedroom Three

12'4" x 12'3" (3.77 x 3.75)

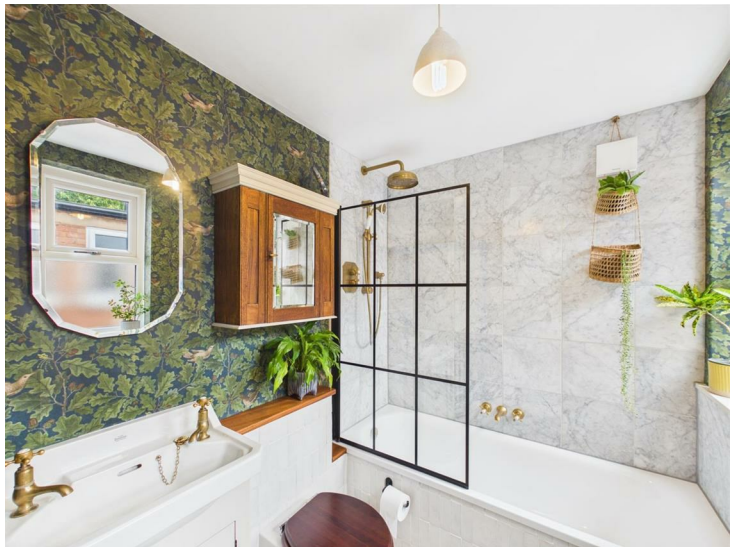
Having wood flooring, fitted storage including cupboard space over the stairs, radiator, ceiling light and double glazed window with original frames to the rear elevation.



Family Bathroom

7'8" x 5'8" (2.35 x 1.73)

Comprising a bath with shower over, WC, wash handbasin and heated towel rail. Partially tiled marble tile walls, brass fittings throughout and frosted double-glazed windows to the side elevation.



Second Floor

Bedroom One

14'10" x 11'10" x 11'10" x 5'6" (4.54 x 3.62 x 3.61 x 1.68)

Occupying the second floor, this spacious principal bedroom features new carpeting, built-in storage, an original Victorian fireplace, exposed timber beam, Velux window to the rear and double-glazed windows to the front elevation.



Cellar

17'3" x 5'10" (5.26 x 1.80)

Located beneath the front living room and offering two useful storage areas with lighting and consumer units.

Front Garden

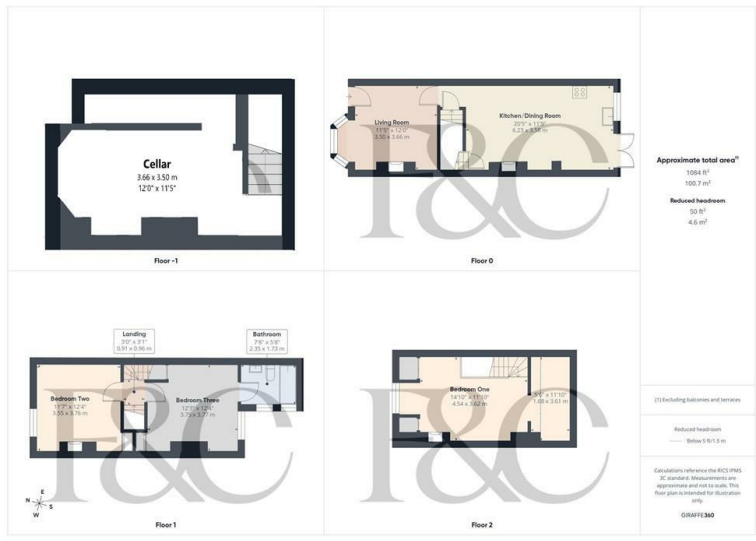
Landscaped with artificial lawn, flower beds, a mature tree and pathway leading to the front entrance.

Rear Garden

Enjoying a composite decked seating area, artificial lawn, established and raised flower beds, together with gated access onto Wesley Grove.



Council Tax Band A





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12 Wesley Grove
Nottingham
NG5 2BL

Council Tax Band: A
Tenure: Freehold



Energy Efficiency Rating

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