



Oakamoor House

12 HENDON RISE

Oakamooe House

12 HENDON RISE, NOTTINGHAM, NG3 3AN

Dating back to 1907, Oakamoor House is a handsome period home that has been thoughtfully enhanced to combine its Edwardian heritage with the comforts of modern family living. Beautifully presented throughout following comprehensive redecoration, the property benefits from a full rewire and a new boiler installed in 2021, whilst sympathetic improvements retain the character expected of a home of this era. Offering generous reception space, three well-proportioned bedrooms, an impressive contemporary bathroom and a substantial rear garden complete with versatile outbuildings, Oakamoor House is a home ideally suited to modern lifestyles whilst retaining its timeless appeal.





A welcoming entrance hall, finished with a practical tiled floor, provides access to the principal accommodation and incorporates a useful cloaks recess together with understairs storage.

The impressive open-plan sitting and dining room is a wonderfully light and spacious reception area, centred around a large bay window to the front elevation. Attractive herringbone wood flooring extends throughout, whilst a fitted storage cupboard provides practical everyday storage. The generous proportions comfortably accommodate both lounge furniture and a substantial dining table, creating an ideal space for both family living and entertaining.



Positioned to the rear, the kitchen is fitted with a comprehensive range of white cabinetry complemented by laminate work surfaces and matching flooring. A freestanding double oven is included, together with space for a slimline dishwasher and a full-height fridge. A substantial double-bowl ceramic sink with drainer sits beneath the kitchen window, whilst a large fitted wooden pantry cupboard and an impressive walk-in larder provide exceptional storage rarely found in modern homes. An external door provides access to the garden.





The bright first-floor landing benefits from natural light and includes a useful storage cupboard complete with hanging hooks.

To the front of the property, the principal bedroom is a generous double room featuring an extensive range of fitted wardrobes. The second bedroom is another well-proportioned double, enjoying pleasant views across the rear garden. The third bedroom offers flexible accommodation as either a small double or an excellent single bedroom and overlooks the courtyard, making it equally suitable as a nursery, guest room or home office.

Completed in 2021, the family bathroom has been stylishly refitted to create a luxurious contemporary space. It features a freestanding double-ended slipper bath alongside a separate double shower enclosure fitted with both rainfall and handheld shower heads. A modern vanity unit incorporates the wash hand basin above useful drawer storage, whilst the WC, striking heated towel radiator, geometric tiled flooring and complementary wall tiling complete the room.





grounds & gardens

To the front, the property is approached via an attractive block-paved frontage enclosed by a low-level wall. A gated pathway to the right-hand side provides convenient pedestrian access to the rear garden and includes a dedicated bin storage area.

Immediately beyond the kitchen is a block-paved terrace with gazebo, creating an ideal outdoor seating and entertaining space. A range of highly useful outbuildings includes a garden WC, an additional store and a larger utility building housing the boiler together with space for a washing machine. Each benefits from power and lighting, whilst a bike store provides further secure storage.

Steps rise to an extensive lawn bordered by mature planting, with established shrubs extending along the right-hand boundary beneath the neighbouring wall and fencing to the opposite side. At the end of the garden, a further patio provides an excellent barbecue area surrounded by mature trees, creating an attractive and private setting.

local amenities

Conveniently positioned within easy reach of Nottingham city centre, the property enjoys excellent access to a wide range of everyday amenities, well-regarded schools and regular public transport links. An excellent selection of shops, cafés, restaurants and leisure facilities are all close by, whilst superb road connections make the location particularly well suited to both families and commuters.

services

Mains water, drainage, gas and electricity are understood to be connected. The property has a gas fired central heating. None of the services or appliances have been tested by the agent.

fixtures & fittings

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.



finer details



Approximate Gross Internal

Area: 109.7 sq m / 1181 sq ft

Outbuilding: 9.6 sq m / 103 sq ft

Total: 119.3 sq m / 1284 sq ft

Local Authority:

Nottingham City Council

Council Tax Band: A

Tenure: Freehold

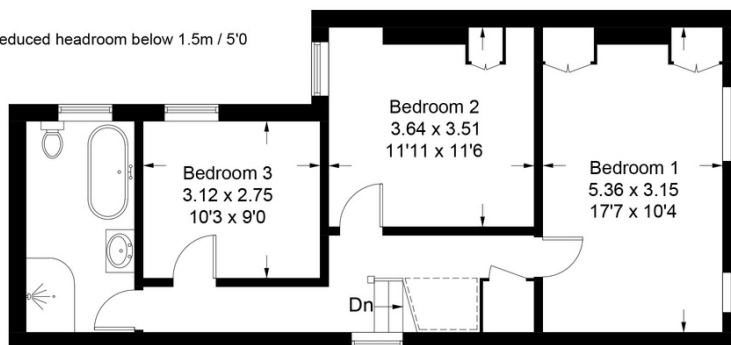
EPC rating: 65 | D

EPC potential: 80 | C

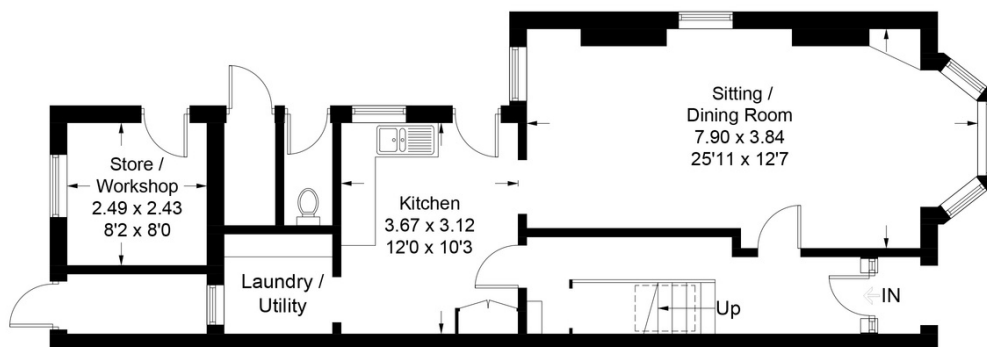
Possession: Vacant possession upon completion.

Plans: The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.

 = Reduced headroom below 1.5m / 5'0"



First Floor



Ground Floor



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