

DISTINCTIVE
HOMES
by



Grosvenor Avenue

Nottingham, NG3 5DX

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Situated within the highly regarded conservation area of Mapperley Park, this attractive period style property enjoys easy access to Nottingham's vibrant city centre, whilst being conveniently placed for the range of amenities available locally in Sherwood.





The property occupies a prominent position on Grosvenor Avenue and provides well proportioned accommodation arranged over three floors. The ground floor is approached via an entrance hall, with a staircase rising to the upper floors.

The two reception rooms are positioned off the hallway. The principal front reception room features a large bay window, allowing an abundance of natural light to flood the room, together with access through to a second reception room. This room benefits from a large side window, again providing excellent natural light.

The dining kitchen is situated to the rear of the hallway and is fitted with a range of wall, drawer and base units together with a selection of appliances and windows providing views to the side and rear of the garden. The





light and airy kitchen also benefits from access to a useful pantry, a separate WC and the rear garden.

The first floor provides a landing leading to a spacious master bedroom, which features two large windows providing plenty of natural light. Two further bedrooms are positioned to the rear, together with a bathroom fitted with a modern suite.

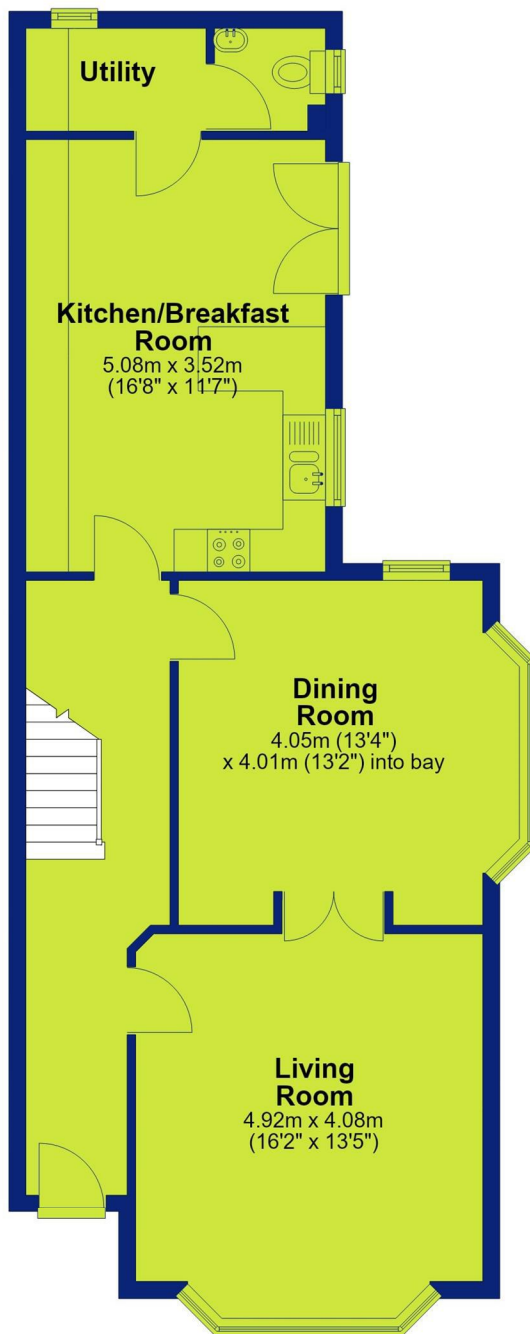
The second floor provides two further well proportioned double bedrooms, both of which offer versatile additional accommodation. Outside, the property has an attractive palisaded frontage, incorporating an established garden bed and pathway leading to the entrance. To the rear is an enclosed and mature garden, featuring a lawn, established borders and a patio area providing space for outdoor entertaining and relaxation.





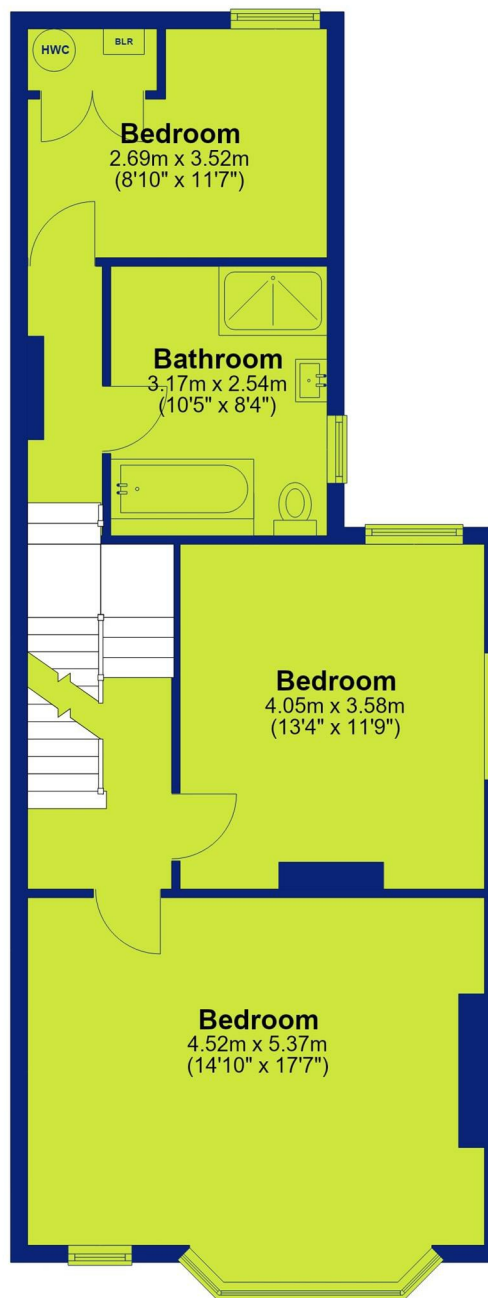
Ground Floor

Approx. 66.7 sq. metres (717.7 sq. feet)



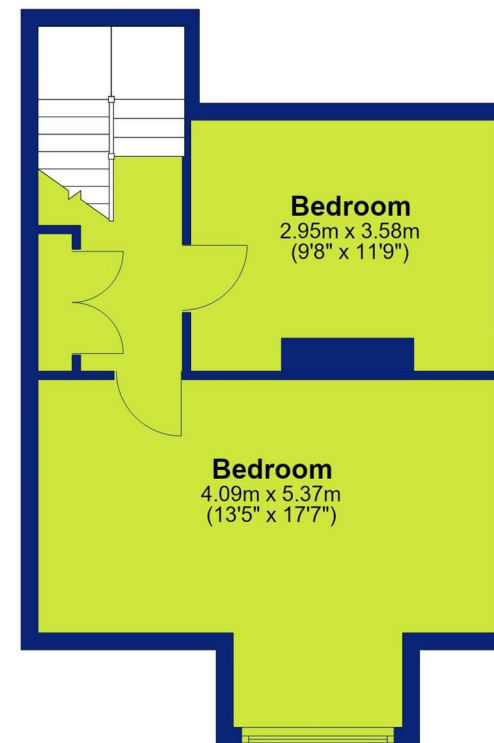
First Floor

Approx. 66.0 sq. metres (710.8 sq. feet)



Second Floor

Approx. 36.4 sq. metres (392.2 sq. feet)



Total area: approx. 169.1 sq. metres (1820.6 sq. feet)



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	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		
	70	79
EU Directive 2002/91/EC		
England & Wales		

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Interested in this home?

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