

DISTINCTIVE
HOMES
by



Redcliffe Road

Nottingham, NG3 5BW

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Situated within the leafy conservation area of Mapperley Park, within 1.5 miles from the Nottingham city centre and its extensive amenities, this superbly styled and beautifully presented home offers over 2,600sqft of versatile living space and must be viewed to be fully appreciated.





The accommodation briefly comprises: A set of double entrance doors opens into an impressive reception hall/library featuring attractive flooring, a contemporary column radiator, underfloor heating and a useful built-in laundry cupboard. This space flows through to an inner hallway with fitted column radiator and provides access to two bedrooms and a modern family bathroom. One guest bedroom benefits from double-glazed crittal style doors opening onto a delightful enclosed courtyard. From this bedroom, a further door leads into a charming sitting room with double-glazed French style door also opening onto the courtyard. Adjacent is a shower room with modern fittings. From the hallway there is also a practical utility room/kitchenette with fitted cupboards.





A custom made feature staircase rises to the first floor landing with built-in cloaks/storage cupboard, bookshelves and radiator. This level opens into a spacious dining kitchen fitted with a modern range of units and integrated appliances, with open access to a fabulous living area featuring attractive flooring, ceiling cornicing and column radiators. Double-glazed bi-fold doors lead into a conservatory which in turn opens onto the rear garden. A further staircase leads to the second-floor bedroom level, where there is a built-in boiler/linen store with washer/dryer and access to the impressive principal bedroom suite. This includes a dressing room with fitted wardrobes and dressing table, a double bedroom area and a stylish fully tiled en-suite shower room with large shower and underfloor heating. A further large double bedroom is situated to the front, also benefiting from a large en-suite bathroom with modern suite including bath with shower over and useful built-in eaves storage. Outside The enclosed rear garden features a small lawn and terrace area, ideal for relaxing or entertaining. A large garage is also located nearby.





First Floor

Approx. 88.2 sq. metres (949.1 sq. feet)



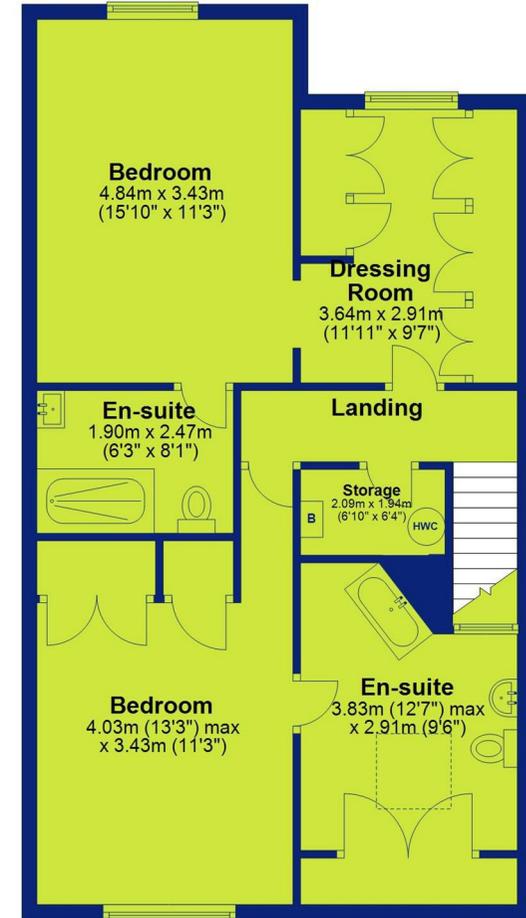
Ground Floor

Approx. 85.7 sq. metres (923.0 sq. feet)



Second Floor

Approx. 72.0 sq. metres (774.5 sq. feet)



Total area: approx. 245.9 sq. metres (2646.5 sq. feet)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	81
(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	

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Interested in this home?

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