



£550,000

Church Street, Nottingham NG16 3HT

Detached House | 5 Bedrooms | 3 Bathrooms

01773 832355

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Step Inside

Key Features

- Detached Residence Dating Back To The Early 1700's
- Grade II Listed
- Family Home With Potential
- Detached Garage & Driveway Parking
- Perfect For Access to M1 & Nottingham
- Perfect For Access To Giltbrook Retail Park
- Five Bedrooms
- Well Maintained Accommodation, Requiring A Scheme Of Modernisation
- Viewing Absolutely Essential To Appreciate Presentation And Space

Property Description

Derbyshire Properties are delighted to present this stunning Grade 2 listed detached home dating back to the early 1700's. Shrouded in history, this stunning residence makes the perfect upsize & forever family home. We recommend an early internal inspection to avoid disappointment.

Main Particulars

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Internally, the home briefly comprises; Entrance Hall, WC, two Living Rooms, Shower room, Kitchen, Dining Room, Utility Room & Conservatory to the ground floor with three double Bedrooms, family Bathroom & further En Suite on the first floor whilst there is a further two Bedrooms to the second floor.

Externally, the home boasts enviable plot in a highly regarded residential area in Eastwood. The residence benefits from gated access to private driveway which includes double detached garage that is fitted light, power and ample apex storage. Mature gardens to the front & side elevations generate several seating areas creating a wonderful amount of space to host or relax. Well maintained shrubbery allows for a fantastic degree of privacy whilst brick walls form the perimeter of the property making it safe and secure for those with pets and young children.

Entry Parlour

Accessed via front entrance door with carpeted flooring, wall mounted radiator, archway leading to staircase and doorways to;

WC

Sitting Room

4.19m x 3.62m (13' 9" x 11' 11") Enjoying a dual aspect with sash window to front elevation and French doors to side. Carpeted flooring, wall mounted radiator and fireplace on raised hearth set in decorative surround completes the space. Flexible space with the potential to be used as a sixth bedroom, extra dining room, home office, play room or gym.

Living Room

4.07m x 3.59m (13' 4" x 11' 9") With sash window to front elevation, wall mounted radiator and carpeted flooring. Fireplace set in brick surround forms the centre piece of the room.

Kitchen

4.53m x 4.11m (14' 10" x 13' 6") A fantastic dining kitchen featuring an oak range of base cupboards and eye level units with complimentary worktops which includes integrated oven, hob with accompanying extractor hood and inset sink/drainage unit. Tiled splashback covers the workspace whilst original tiled flooring extends throughout. Exposed timber beams feature to the ceiling whilst inglenook style cooker with downlights and twin store cupboards further contributes the the character. Two sash windows to side and wall mounted radiator completes the space.

Dining Room

2.69m x 2.33m (8' 10" x 7' 8") Enjoying open doorway to kitchen with tiled flooring, wall mounted radiator and sash window.

Utility Room

Featuring worktop space of its own with inset sink and tiled splashback. Under counter power/plumbing for washing machine, wall mounted radiator and tiled flooring completes the area.

Conservatory

3.45m x 2.76m (11' 4" x 9' 1") A fabulous seating space with tiled flooring, glass surround and door accessing side garden/yard.

Shower Room

A tiled shower cubicle with wall fitted extractor unit fitted.

First Floor

Landing

A carpeted space with access to three of the bedrooms and the family bathroom.

Bedroom One

4.04m x 2.51m (13' 3" x 8' 3") With sash window to side elevation, wall mounted radiator and carpeted flooring. Exposed timber beams to ceiling provide character whilst fitted wardrobe provides useful hanging/storage capacity. Access to En Suite.

En-Suite

2.29m x 1.46m (7' 6" x 4' 9") A three piece suite including; Tiled shower cubicle, pedestal handwash basin and low level WC. Carpeted flooring, window to side and mini wall mounted radiator complete the space.

Bedroom Two

4.10m x 3.62m (13' 5" x 11' 11") Benefitting from a stunning dual aspect with sash windows to the front and side elevation. Carpeted flooring runs throughout whilst wall mounted radiator and fitted cupboard also features. Original fireplace & exposed timber beams to ceiling both feature.

Bedroom Three

3.25m x 2.96m (10' 8" x 9' 9") With sash window to front elevation, wall mounted radiator and carpeted flooring.

Bathroom

2.77m x 2.41m (9' 1" x 7' 11") A tiled three piece suite including; Bath, pedestal handwash basin and low level WC. Timber ceiling beams, original fireplace, wall mounted radiator and sizeable airing cupboard completes the space.

Second Floor

Landing

A peaceful seating space with window to side elevation, carpeted flooring and two separate storage cupboards providing a wealth of concealed space.

Bedroom Four

4.05m x 2.54m (13' 3" x 8' 4") With window to front elevation, wall mounted radiator and carpeted flooring. Access to useful eaves storage space.

Bedroom Five

3.28m x 2.41m (10' 9" x 7' 11") With window to rear elevation, wall mounted radiator and carpeted flooring. Access to useful eaves storage space.

Outside

Externally, the home boasts enviable plot in a highly regarded residential area in Eastwood. The residence benefits from gated access to private driveway which includes double detached garage that is fitted light, power and ample apex storage. Mature gardens to the front & side elevations generate several seating areas creating a wonderful amount of space to host or relax. Well maintained shrubbery allows for a fantastic degree of privacy whilst brick walls form the perimeter of the property making it safe and secure for those with pets and young children.

Council Tax


We understand that the property currently falls within council tax band F, with Broxtowe Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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