





Guide Price £375,000-£400,000

Ashworth Crescent
Mapperley
Nottingham
NG3 6BX

EPC Rating 'D'

A beautiful detached four bedroomed house located within a much sort after area. In brief, the accommodation comprises an entrance hallway, living room, modern re-fitted kitchen / dining room, with bay window, rear lobby with storage cupboard and WC. To the first floor there are four bedrooms and a family bathroom. The outside has mature landscaped gardens to the front, rear and side as well as two driveways. The property is positioned on a large corner plot and has extensive gardens with potential for development, subject to the relevant planning permission. This property is in a popular, established residential area close to a wide range of amenities including schools, shops and public transport links as well as recreational and leisure facilities.





ENTRANCE HALL

Tiled flooring, radiator, doors to living room and dining room. Stairs to upstairs accommodation.

LIVING ROOM

14' 9" x 10' 9" (4.51m x 3.3m)

Double glazed wooden windows to front and side, wooden flooring, column style radiator, feature stone fireplace with gas fire.

DINING AREA

13' 0" into bay x 13' 0" (3.97m x 3.97m)

Wooden double glazed bay window to the front, stripped wood flooring, radiator and feature fireplace with gas fire. Opening to-

KITCHEN

14' 2" x 13' 11" (4.32m x 4.26m)

With a range of wall and base units, roll top work surfaces, tiled splash backs, integral dishwasher, spaces for a range oven, fridge freezer and washing machine. Stainless steel sink with mixer tap, island, tiled flooring, designer radiator, spotlights to ceiling and cupboard housing a wall mounted combination Worcester boiler. uPVC double glazed window and patio doors and to the side garden. Opening to-

SIDE ENTRANCE

Tiled flooring and doors to storage cupboard and WC.

WC

Low flush WC, floating sink with tiled splash back, tiled flooring, radiator and double glazed wooden window to the side.



LANDING

Doors to four bedrooms and bathroom, column style radiator, loft hatch to ceiling and wooden double glazed window to the rear.

MASTER BEDROOM

14' 7" x 10' 10" (4.45m x 3.32m)

Wooden double glazed windows to the front and side with stunning views of the surrounding area, radiators, storage cupboard and fitted wardrobes.

BEDROOM TWO

11' 3" x 9' 11" (3.44m x 3.03m)

Double glazed wooden window to the front and a radiator.

BEDROOM THREE

10' 0" x 6' 3" (3.07m x 1.92m)

Double glazed wooden windows to the rear and a radiator.

BEDROOM FOUR

7' 2" x 6' 1" (2.19m x 1.86m)

Double glazed wooden window to the front and a radiator.

FAMILY BATHROOM

Four piece white bathroom suite comprising a low level WC, two sinks, bath, shower enclosure with mains fed shower, tiled flooring, partly tiled walls, radiator, spotlights to ceiling and two double glazed wooden windows.

OUTSIDE

The outside has mature landscaped gardens to the front, rear and side as well as two driveways. The fenced lawned garden to the side of the property has a large shed. The property is on a good sized plot with potential for development subject to the relevant planning permission.



Tenure: Freehold

Council Tax Band D

Local Authority: Gedling Borough Council

Property Directions:

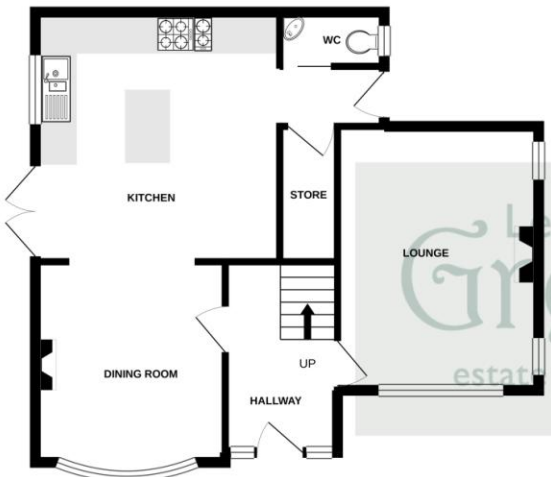
Leaving our office on Mapperley top, proceed away from the City Centre turning right onto Westdale Lane. Take the sixth right hand turn onto Kenrick Road and turn left onto Ashworth Crescent where the property can be identified by our for sale board.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

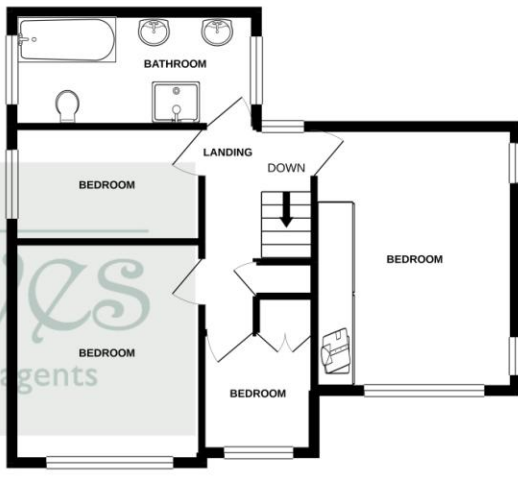
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GROUND FLOOR
591 sq.ft. (54.9 sq.m.) approx.



1ST FLOOR
541 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA : 1132 sq.ft. (105.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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