



5 Villa Road, Nottingham, NG3 4GG

£599,995

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Marriotts



5 Villa Road Nottingham, NG3 4GG

- Five beds, three baths
- Downstairs toilet & basement
- Remote gated driveway
- Two reception rooms
- Breakfast kitchen & utility room
- NO UPWARD CHAIN

VERY IMPRESSIVE!! Located on the fringe of the city centre and on a highly regarded road is this stunning fully refurbished five bedroom town house, with remote gated driveway and a wealth of features both new and old, from original decorative coving, deep skirting boards, stair balustrades and high ceilings, to a mixture of modern double glazed and original sash windows with quality fitted shutter blinds throughout! The accommodation is over three main floors, plus a basement and consists of an inviting entrance hallway, two large reception rooms, downstairs cloakroom/WC, lovely fitted kitchen and separate utility room. Four bedrooms (2 en-suite) and family bathroom on the first floor, with a spacious fifth bedroom on the top floor. Outside, the driveway provides parking for at least three cars and there is a practical enclosed walled rear garden. For sale with NO UPWARD CHAIN!



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Entrance Hall

A large glazed panel entrance door leads into the hallway which has a staircase with original balustrade, door and stairs leading down to the basement, wood style laminate flooring to all rooms and radiator.

Sitting Room

53m x 44m (16.15mm x 13.41mm)

With a period decorative carved fire surround, double glazed front sash window with shutter blinds, decorative coving, three radiators and two ceiling light points.

Living/Dining Room

17'4" x 14'7" (5.3m x 4.45m)

Also with double glazed front sash window with shutter blinds, two radiators, two ceiling light points, decorative coving and a large opening which leads through to the kitchen, with doors also leading to the utility room and connecting lobby to the downstairs cloakroom/wc.

Cloakroom/wc

Consisting of wash base with vanity base cupboard, toilet and radiator.

Breakfast Kitchen

14'3" x 13'1" (4.35m x 4m)

A good range of fitted soft close cupboards and pan drawers with solid wooden worktops and Belfast sink. The appliances consist of a brushed steel electric double oven, five ring gas hob and extractor canopy. Breakfast bar with three ceiling light points, additional ceiling downlights, double glazed sash window with shutter blinds to the rear and double glazed rear door.

Utility Room

11'5" x 10'7" (3.5m x 3.25m)

With double wall and base units with wood effect worktops and an inset stainless steel sink unit and drainer with tiled splashback. Large cupboard housing the Worcester Bosch gas boiler and hot water cylinder, plumbing for washing machine/dishwasher, tiled floor, double glazed sash window with shutter blinds and double glazed rear door.

First Floor Landing

With multiple ceiling downlights, double glazed sash front window with shutter blinds, original decorative coving and radiator. Doors lead to two front bedrooms and access to a rear corridor with store cupboard LED downlights, radiator and access to two further bedrooms, family bathroom and staircase leading to the second floor.

Bedroom 1

13'1" x 11'7" (4m x 3.55m)

Double glazed sash front window with fitted shutter blinds, walk-in 1.9m x 1.65m wardrobe, radiator and access to the en-suite.

En-suite

8'2" x 5'6" (2.5m x 1.7m)

Consisting of a full-width walk-in shower enclosure with fixed-head rain shower and second mixer with three quarter height tiling. Pedestal washbasin with matching tiled splashback, push button toilet, large ladder style towel rail, extractor fan and tiled floor.

Bedroom 2

13'1" x 11'5" (4m x 3.5m)

Front double glazed sash front window with fitted shutter blinds, walk-in 1.7m x 1.5m wardrobe, radiator and access to the en-suite.

En-suite

8'0" x 5'6" (2.45m x 1.7m)

Consisting of a full-width walk-in shower enclosure with fixed-head rain shower and second mixer with three quarter height tiling. Pedestal washbasin with matching tiled splashback, push button toilet, large ladder style towel rail, extractor fan and tiled floor.

Bedroom 3

11'1" x 10'5" max (3.4m x 3.2m max)

Rear sash front window with fitted shutter blinds, original decorative fire surround and radiator.

Bedroom 4

11'1" x 10'9" (3.4m x 3.3m)

Rear sash window with shutter blinds, original decorative fire surround, radiator and understair cupboard.

Family Bathroom

8'0" x 7'4" (2.45m x 2.25m)

Consisting of a shaped bath and screen with fixed-head rain shower and second shower mixer, pedestal wash basin with tiled splashback and toilet. Large ladder towel rail, extractor fan, tiled floor and sash window with shutter blinds

Second Floor

Bedroom 5

17'10" plus staircase x 16'0" max (5.45m plus staircase x 4.9m max)

A large L shaped room with two rear Velux windows, two radiators and eaves access to both the front and rear.

Outside

A remote electric sliding gate provides access onto the ample block paved driveway which provides parking for at least three cars. Two the rear is a covered quarry tiled patio, external power points, LED floor lights and a walled gravelled garden with perimeter wall lighting, decking and garden shed.

Tenure - Freehold

Important Notice







1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.

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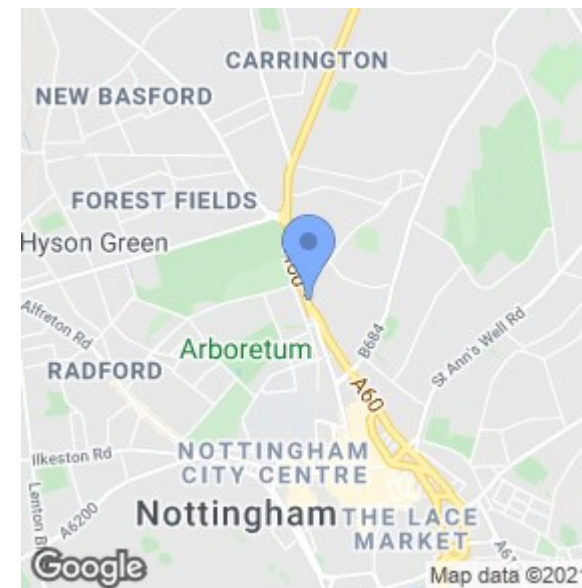
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Please contact us on 0115 953 6644 should you wish to arrange to view this property or if you require any further information.

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