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Chaworth Road, Nottingham NG2

Asking price £475,000



**Key Features**

- Five bedrooms
- Two bathrooms
- Semi-detached
- Off street parking



# Chaworth Road, West Bridgford NG2

OPEN HOUSE VIEWING (STRICTLY BY APPOINTMENT ONLY)  
 SATURDAY 26TH SEPTEMBER, 12:00 - 15:00 \*\*HOURS EXTENDED 11:00 - 16:00 DUE TO POPULAR DEMAND\*\*

Centrick Property is delighted to present this stunning five bedroom semi-detached home in the desirable location of West Bridgford. Fully refurbished to an extremely high standard, this family home offers spacious and light accommodation over three storeys. The property also benefits from off street parking and a large Victorian walled garden.

The property boasts original coving detail; sash windows, Victorian rim locks and knobs; and high ceilings throughout. Various works have been done to improve efficiency including a newly fitted with a gas combi-boiler offering full gas central heating throughout; and partial double glazing, with handmade timber double glazed sash windows.

Call Centrick Property on 0115 8559720 to arrange your viewing.

### Entrance Hall

25'7" x 5'11" (7.8 x 1.8)

Private driveway leads to the front entrance porch and original Victorian panelled door with stunning stained glass window. The entrance hallway boasts original Minton tiled flooring and polished cast iron radiator, and gives access to the sitting room, dining room and kitchen.

### Sitting Room

14'5" x 12'6" (4.4 x 3.8)

The sitting room is to the front of the property and features a bay window with café style shutters, feature fireplace with log burning stove, cast iron radiator and stripped pine flooring.

### Kitchen

20'4" x 10'6" (6.2 x 3.2)

The kitchen itself boasts handmade solid wood painted kitchen with plenty of storage (both wall and base units); built in appliances (washing machine, tumble drier, dishwasher); space for a large range cooker and hood; granite worktops with a matt leathered finish; and nickel taps and fittings. The kitchen flooring is underfloor heated with reclaimed Victorian blue quarry tiles (salvaged from a local Victorian mill). The large two room cellar is accessed through the kitchen and offers plenty of storage space. Large French doors to the rear of the kitchen offer access to the rear garden, with two patio areas, lawn, raised flower beds and shed.

### Dining Room

13'1" x 10'6" (4.0 x 3.2)

The dining room offers ample space for entertaining and features original Victorian cast iron fireplace with geometric tiles and French oak surround, stripped pine flooring and an open plan arrangement flowing into the kitchen.

### First Floor Landing

21'4" x 5'11" (6.5 x 1.8)

Stairs lead from the entrance hall to the first floor landing offering three bedrooms, the main family bathroom and access to a small loft.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		

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