



Edwardian family residence sympathetically refurbished

The Nook, Albert Road, Alexandra Park, Nottingham

Freehold

savills



Stunning Edwardian family home • 4/5 bedrooms • Principal reception room • Period Features • Ornate courtyard gardens • Conservation area • Detached single garage

Local Information

Alexandra Park is a popular and well regarded residential location near Mapperley Park, approximately two miles from Nottingham City Centre. It provides access to a wide range of amenities and excellent commuter routes to the region's commercial, retail centres and noted independent schools.

About this property

The Nook is an Edwardian period home that exudes stunning features throughout. Extensive and flexible accommodation set over three floors offers an ideal family residence.

Stepped pathway leads through well established planting to a newly laid block paved area that forms the front patio with wooden panelled fencing. A further variety of trees and ornate borders into a part gravelled pathway that wraps around the side elevation towards the rear courtyard garden with raised sleeper beds.

Through a stained glass front door the entrance hall has stunning moulded period ceiling and also features terrazzo laid hallway and rolled cast iron radiators. Window to the side elevation. The sitting room off the main hall has stripped original wood panelled flooring and bay window with front aspect adorned with plantation shutters, period open fireplace with decorative marble surround.

A light and airy dining room with contemporary light fittings set within a decorative period moulding. French doors open out to the side patio area. Stripped original wood panelled flooring throughout with cast rolled radiators, multi-fuel burning stove in recessed fireplace with inlaid marble surround and hearth.

The kitchen benefits from handmade painted units, beautiful solid Italian marble worktop with Belfast sink. Counter fridge and dishwasher with space for a washing machine. Inset range cooker with patterned tiled back and extractor hood with further built-in cupboard and storage units.

Off the kitchen is a downstairs cloaks with W.C and hand wash basin with window to the rear elevation and door leading out to the rear courtyard garden.

Access off the entrance hall is to the cellar with two cavernous areas.

Stairs ascend off the entrance hall to the first floor accommodation which comprises two bedrooms including the principal with shower en suite. The principal bedroom is spacious and light with Edwardian fireplace, rolled cast radiator and side aspect. Archway through to the en suite provides fitted wardrobes. The en suite shower room has a corner



shower cubicle, hand wash basin, low level W.C and bamboo panelled flooring with partially opaque sash window to rear.

Bedroom two has deep cornicing, decorative ceiling rose, period fireplace and original wood panelled flooring. Cedar plantation shutters dress the window overlooking the front elevation.

The family bathroom has panelled bath with drench shower attachment, bespoke painted wooden canopy with built-in shelving and cupboard space, freestanding vanity unit with inset hand wash basin. Cloakroom off with period Thomas Crapper cistern WC and hand wash basin with window to the rear aspect.

The second floor accommodation comprises a spacious double third bedroom, currently occupied as a home office / workspace with stripped wooden flooring and high vaulted ceiling. Period cast painted fireplace and eaves storage. Folding doors open back to bedroom four with continued wooden flooring and double glazed window to the rear elevation. The fifth bedroom has sloped ceilings with Velux window or a further study.

A private rear courtyard garden is paved and adorned with raised sleeper planted beds.

Tenure
Freehold

Local Authority

Nottingham City Council,
Nottingham

Council Tax

Band = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Nottingham Office.

Telephone:

+44 (0) 115 934 8020.







Approximate Area = 185.2 sq m / 1993 sq ft
Cellar = 16.7 sq m / 180 sq ft
Garage = 14.4 sq m / 155 sq ft
Study = 2.6 sq m / 28 sq ft
Total = 218.9 sq m / 2356 sq ft
Including Limited Use Area (11.8 sq m / 127 sq ft)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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