



**25 Henrietta Street, Nottingham,  
Nottinghamshire NG6 9JB**

**£250,000**

Tel: 0115 9680268



- Traditional Semi Detached House
- Viewing Essential To Appreciate
- Three Large Reception Rooms
- 1,700 Sqft Accommodation
- Beautiful Landscaped Rear Garden
- Stunning Internal Finish
- Three Spacious Bedrooms
- Traditional & Modern Blend

A perfect blend of contemporary class and timeless tradition, this large three bedroom bay fronted semi offers an epitome of space and style but blended delightfully with excellent period features including incredible ceiling height, exposed brick feature fireplaces with inset log burner to name just a couple. This magnificent home also has had plenty of modern-day alterations a wonderful in keeping large family bathroom with walk in shower and free-standing bath, sleek ultra-modern kitchen with bi-folding doors opening onto the recently improved and fully landscaped private rear garden.

The internal accommodation spans a huge floor area of 1,700sq ft and has a large entrance hall with original entrance door from the exterior porch and feature original panelling. There are two spacious reception rooms including a bay fronted large yet cosy lounge with exposed brick fireplace with inset long burner and feature shutters to the bay with double doors opening into the second reception room currently in use as a dining room. There is then a magnificent extended open plan kitchen with pitched roof and bi-folding doors to the rear and comes fitted with an array of integrated appliances including a boiling water tap on the central island. Completing the ground floor there is a handy downstairs WC and a cellar which is accessed through the kitchen. To the first-floor landing there are three bedrooms including two spacious doubles both having the benefit of fitted wardrobes and a beautifully finished bathroom which has been modernised perfectly which has a large walk-in shower area with wall inset temperature and water flow controls and an inset overhead drencher shower and a free-standing bath with matching fittings.

This home has also benefited from a well thought and highly regarded boiler change in the form of Valiant air source heat pump bringing this home into the forefront of the 21st century and also making sure it will meet requirements for years and years to come.

Externally, the property stands proudly in an elevated position set back from the road itself behind an in keeping brick wall with iron worked railings and secure gate that provides access to the front door and the side access gate that runs adjacent to the property providing secure access onto the rear garden which has been well planned and landscaped with an initial block paved patio area which has a step up to a larger raised Indian sandstone patio, open fronted covered sitting area, handy garden shed that will be included within the sale, a third hidden patio dining or sitting area finished in a grey Indian sandstone, central lawn, sleeper bed borders with select planting and is all securely enclosed by fenced boundaries to all sides.

If you are in the market for a large traditional home that's modern in all the right places, then look no further and call us to view this excellent place to call home.

#### **ENTRANCE PORCH**

w: 1.12m x l: 0.64m (w: 3' 8" x l: 2' 1")

With a composite front external entrance door and internal door opening into the:

#### **ENTRANCE HALL**

w: 6.63m x l: 1.57m (w: 21' 9" x l: 5' 2")

A large fitting entrance hall perfectly setting the tone for whats to come in this magnificent home. With a radiator, ceiling lighting and staircase rising to the first floor landing.

#### **LOUNGE**

w: 4.5m x l: 3.91m (w: 14' 9" x l: 12' 10")

A well proportioned bay fronted reception room having a feature fireplace in a full height exposed brick with inset log burner and a chunky oak beam over. There is also a radiator, ceiling light point, coving to ceiling, picture and a double glazed bay window to the front elevation with fitted shutters.

#### **DINING ROOM**

w: 3.91m x l: 3.91m (w: 12' 10" x l: 12' 10")

A lovely spacious second reception room again benefiting from an exposed full height brick fireplace. There is also a radiator, ceiling inset lighting, coving to ceiling, double glazed window to the side elevation and a walk way through into the:

## **KITCHEN**

w: 4.5m x l: 3.91m (w: 14' 9" x l: 12' 10")

A modern and stylish kitchen having a feature pitched roof extension with inset Velux window. The kitchen is a specialist German imported kitchen with a stylish yet timeless range of wall cupboards, base units and drawers and a matching central island with chunky contemporary working surfaces over. Inset sink with dual function boiling water & conventional mixer tap. This magnificent kitchen also includes a range of appliances comprising of two integrated ovens, microwave and an induction hob with ceiling inset extractor hood over. Space for a large American fridge/freezer that could be available by separate negotiation and plumbing for a washing machine. There is also a tiled floor with underfloor heating, array of ceiling spotlights, access into the downstairs WC and the large cellar and French doors providing access to the rear elevation.

## **DOWNSTAIRS WC**

w: 1.1m x l: 0.7m (w: 3' 7" x l: 2' 4")

A modern downstairs WC with contemporary split faced tiled walls, low flush WC and a wash hand basin with chrome mixer tap. There is also ceiling lighting and an extractor fan.

## **CELLAR**

w: 5.3m x l: 4.8m (w: 17' 5" x l: 15' 9")

With lighting.

## **FIRST FLOOR LANDING**

w: 6.4m x l: 1.6m (w: 21' x l: 5' 3")

With ceiling light point and also offers plenty of space for additional staircase access into the large attic if you are looking for further potential for an additional bedroom.

## **BEDROOM ONE**

w: 3.9m x l: 3.5m (w: 12' 10" x l: 11' 6")

A double bedroom having a beautiful range of fitted wardrobes with hanging rails and shelving. There is also a radiator, ceiling light point and a double glazed window to the rear elevation with fitted shutter.

## **BEDROOM TWO**

w: 3.7m x l: 11.6m (w: 12' 2" x l: 38' 1")

A second spacious double bedroom again having a range of fitted wardrobes within hanging rails and shelving. There is also a radiator, ceiling light point and a double glazed window to the front elevation again with fitted shutters.

## **BEDROOM THREE**

w: 2.7m x l: 1.7m (w: 8' 10" x l: 5' 7")

A third bedroom currently in use as a study room having a radiator, ceiling light point, double glazed window to the front elevation again fitted with the stylish wooden shutters.

## **FAMILY BATHROOM**

w: 3.9m x l: 2.7m (w: 12' 10" x l: 8' 10")

An exquisite family bathroom which is both stylishly traditional and contemporary at the same time having a four piece suite comprising a free standing bath with chrome tap, an open walk in sleek and stylish shower with wall inset water flow and temperature controls and internally plumbed overhead drencher shower, low flush WC and a wash hand basin with traditional style chrome taps. Handy storage cupboard, fully tiled walls with white metro tiling and feature patterned tiling to the shower area, wall mounted large mirror with integral LED lighting. There is also a heated towel rail and radiator, ceiling spotlights and an obscure double glazed window to the rear elevation.

## **OUTSIDE**

Externally, the property stands proudly in an elevated position set back from the road itself behind an in keeping brick wall with iron worked railings and secure gate that provides access to the front door and the side access gate that runs adjacent to the property providing secure access onto the rear garden which has been well planned and landscaped with an initial block paved patio area which has a step up to a larger raised Indian sandstone patio, open fronted covered sitting area, handy garden shed that will be included within the sale, a third hidden patio dining or sitting area finished in a grey Indian sandstone, central lawn, sleeper bed borders with select planting and is all securely enclosed by fenced boundaries to all sides.

## **VIEWING INFORMATION**

Viewing of the property is strictly by appointment only. To book a viewing please call our Associate Director, Ben Pycroft on our office number 0115 968 0268.

## **TENURE**

The property is being sold as a freehold. With vacant possession on completion.

**MORTGAGE ADVICE**

JMS are able to provide you with the details of a trusted independent mortgage advisor. If you are interested in speaking with our recommended mortgage advisor, please let the sales team know. Your home will be at risk if you do not keep up to date with payments of your mortgage or secured loans on the property. We are unable to give you any advice when it comes to mortgage products, nor should you take anything discussed verbally or in writing from anyone employed by JMS as advise on any financial products.

**FIXTURES & FITTINGS**

No fixtures or fittings in mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding any fixtures and fittings detailed in this brochure or otherwise should be discussed as a separate matter. JMS take no responsibility for the condition, status or working order of any fixtures and fitting mentioned in this brochure or otherwise.





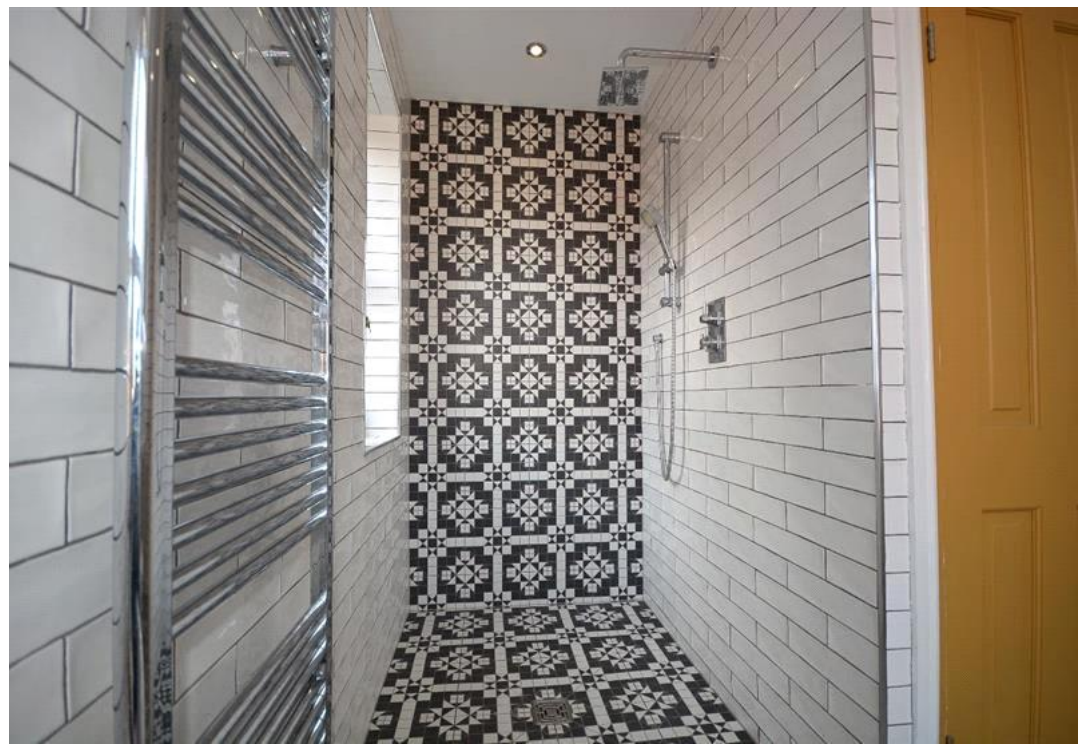
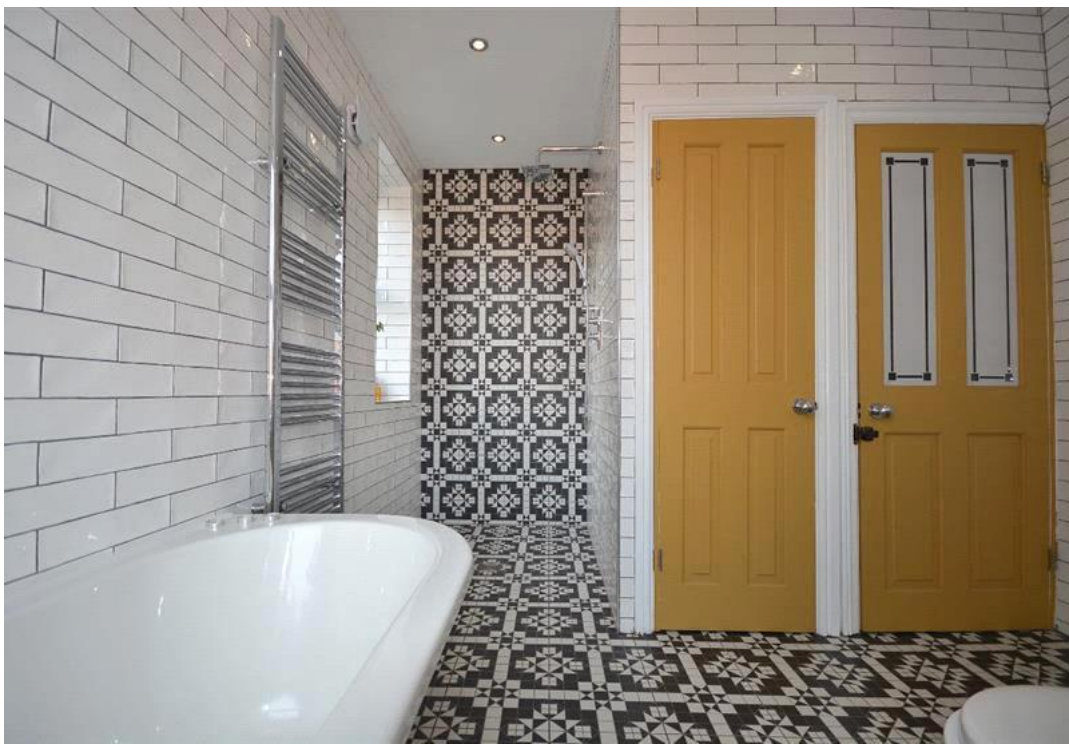


















Viewing by appointment only  
JMS Sales & Lettings  
32 High Street, Hucknall, Nottingham, Nottinghamshire NG15 7HD  
Tel: 0115 9680268 Email: [enquiries@jmslettings.co.uk](mailto:enquiries@jmslettings.co.uk) Website: [www.jmslettings.co.uk](http://www.jmslettings.co.uk)

