

# Emma Terry Homes

*moving made personal*



9 Buckingham Road

Woodthorpe, Nottingham, NG5 4GE

Asking price £635,000





# 9 Buckingham Road, Woodthorpe, Nottingham NG5 4GE

Situated on the highly sought-after Buckingham Road in the charming Neighbourhood of 'Old' Woodthorpe, this remarkable property seamlessly combines timeless character with the comforts of modern living. Meticulously maintained for nearly four decades by the current owners and with a full security system this home retains an abundance of original 1900's features, including exquisite stained glass windows, stripped doors and ceiling cornices that infuse every corner with warmth and charm.

This generously proportioned home offers five spacious bedrooms, perfectly suited for families or accommodating guests. Three well-appointed bathrooms provide unparalleled convenience, ensuring a stress-free start to each day.

Thoughtfully extended to enhance both form and function, the property effortlessly blends classic architectural details with modern design elements, creating a living space that is as stylish as it is practical—ideal for today's dynamic lifestyles.

The jewel of this home is undoubtedly its enchanting garden, a private oasis brimming with possibilities. Whether you envision a peaceful retreat, a vibrant space for entertaining, or an idyllic playground for green-thumb endeavors, this outdoor haven is ready to bring your dreams to life.

With its prime location, versatile layout, full security system and captivating garden, this is a home that promises to inspire and delight for years to come.



## PORCH

Two obscure windows, one stained glass window and entrance door.

## HALL

Staircase to first floor, stained glass window through to porch, a central heating radiator and doors through to breakfast kitchen, living room, second lounge and cellar.

## LIVING ROOM

12'0" x 14'6" (3.66 x 4.42)

Sash bay window to front, Carrera marble fireplace with Penguin multi-burner fire, door through to hall and a central heating radiator.

## LOUNGE/DINING ROOM

12'0" x 21'2" (3.66 x 6.47)

Gas fire, obscure window to side, door through to hall, two central heating radiators, timber double glazed french doors to rear, and french doors through to breakfast kitchen.

## DINING AREA

A central heating radiator, timber double glazed french doors to rear and french doors through to breakfast kitchen.

## BREAKFAST KITCHEN

A variety of wall and base units, timber double glazed window to rear, doors through to hall, utility area and dining area central heating radiator, built in sink with

two drainers, space for cooker, and space and plumbing for dishwasher, fridge and freezer.

## UTILITY AREA

Space and plumbing for washer and dryer, central heating radiator and doors through to cloakroom/W.C., garage and rear garden.

## CLOAKROOM/W.C

Hand wash basin, low level flush W.C, seating area and double glazed obscure window to rear.

## LANDING

Doors through to bedrooms two, three and five, bathroom and stairs to second floor.

## MASTER BEDROOM

11'10" x 18'1" (3.63 x 5.53)

Obscure sash window to front, obscure sash window to rear, window to rear, central heating radiator.

## EN-SUITE ONE

Low level flush W.C, hand wash basin, mains shower cubicle and obscure stained sash window to rear.

## BEDROOM TWO

12'0" x 13'1" (3.68 x 3.99)

A central heating radiator, hand wash basin and sash window to rear.



### BEDROOM THREE

12'0" x 12'0" (3.68 x 3.66)

Two sash windows to front, a central heating radiator and original feature fireplace.

### STUDY/BEDROOM FIVE

9'0" x 6'11" (2.76 x 2.12)

A central heating radiator and sash window to front.

### BATHROOM

Stained glass obscure sash window to rear, bath with hot and cold water tap, handheld showerhead, low level flush W.C, hand wash basin, central heating radiator.

### STAIRCASE TO SECOND FLOOR

Access to loft space and window to side.

### BEDROOM FOUR

11'10" x 13'7" (3.63 x 4.16)

A central heating radiator, window to rear and built in storage cupboard.

### EN-SUITE TWO

Low level flush W.C, hand wash basin, bath with hot and cold water tap, central heating radiator and obscure sash window to rear.

### BASEMENT STORAGE

8'11" x 11'3" (2.73 x 3.44)

Radiator and door through to second basement storage and hallway.

### BASEMENT STORAGE

6'0" x 7'3" (1.83 x 2.23)

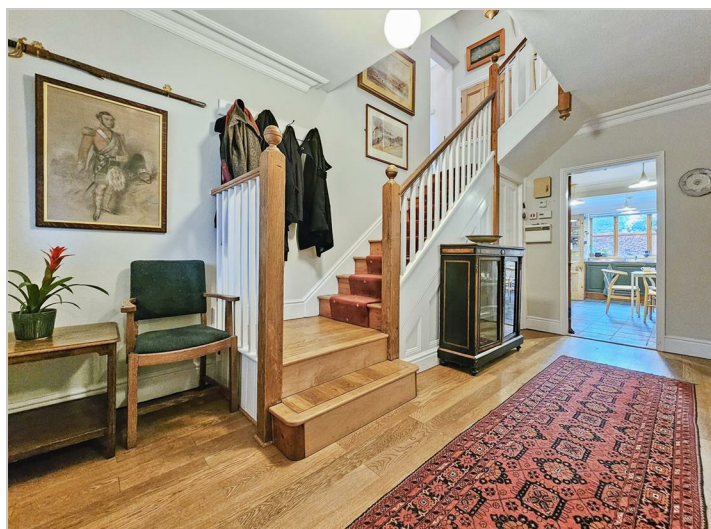
Door through to first basement storage.

### REAR

A variety of sizes of lawn and paved areas enclosed by hedges and fences, pond, variety of trees, shrubs and bushes, a secret garden with greenhouse, reclaimed chimney pot seat and gated access to front.

### FRONT

Driveway to garage enclosed by brick wall to left and Hawthorne hedge to right .Gated access to rear.

















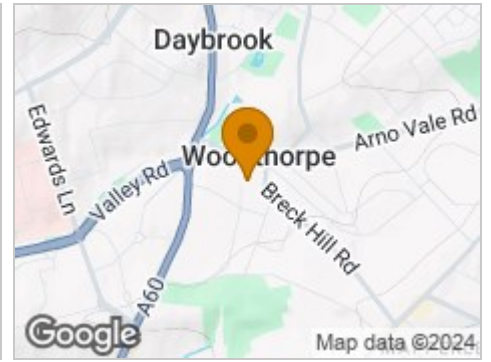
## Road Map



## Hybrid Map



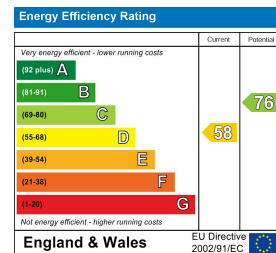
## Terrain Map



## Viewing

Please contact our Emma Terry Homes Office on 0115 966 57 41 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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