

# HoldenCopley

PREPARE TO BE MOVED

Mansfield Road, Sherwood, Nottinghamshire NG5 2BU

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£795,000



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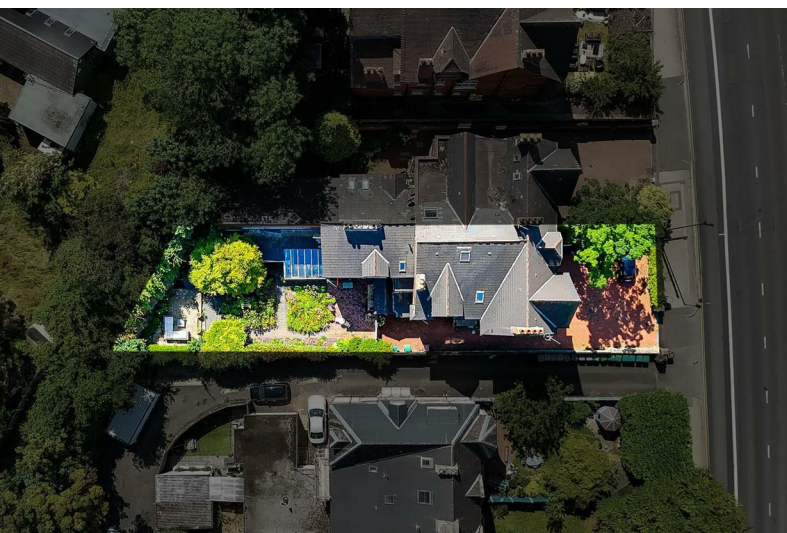




## BURSTING WITH CHARACTER & CHARM...

This charming seven-bedroom semi-detached house, dating back to 1872, is nestled in the highly desirable Mapperley Conservation Area, just a short distance from the City Centre. The property exudes historical charm with its stunning stained-glass and sash windows, intricate picture rails, and elegant Minton tiled flooring. High ceilings and exquisite fireplaces further accentuate its period features. Spanning four floors, the home offers spacious accommodation with fantastic potential, whether as a new family residence or a prime investment opportunity—having previously functioned as self-contained apartments before being converted back into a single dwelling. The ground floor includes an entrance hall, two reception rooms, a steam room, a W/C, an open plan kitchen diner, a sunroom with a vaulted glass ceiling, and a study. The basement houses a drawing room with a cast-iron fireplace and marble surround, as well as a versatile cinema room. On the first floor, you'll find an additional reception room leading to a bedroom and a bathroom - offering plenty of potential to be used as a granny annex, a further two double bedrooms, and two bathroom suites. The second floor features the fourth bedroom with an en-suite, while the third floor accommodates three more double bedrooms serviced by a bathroom suite. Outside, a block-paved driveway provides ample parking and leads to a rear courtyard with mature trees, a pond, and multiple patio areas. Conveniently located near local amenities, excellent transport links, and top-rated schools, this home seamlessly blends historic elegance with modern convenience.

MUST BE VIEWED







- Period Semi-Detached House With Annex
- Seven Double Bedrooms
- Two Large Reception Rooms
- Open Plan Kitchen & Diner
- Sun Room, Study, Cinema Room & Drawing Room
- Five Bathrooms & Steam Room
- Original Features Throughout
- Low Maintenance Courtyard
- Driveway For Four Cars
- Conservation Location











## GROUND FLOOR

### Porch

The porch features a recessed entry mat and a single wooden door that leads into the accommodation.

### Entrance Hall

17'4" x 4'10" (5.28m x 1.47m)

The entrance hall features Minton tiled flooring, a dado rail, ceiling coving, a decorative ceiling area, carpeted stairs with ornate spindles, and a single door with glass panels on either side, accessed through the porch.

### Inner Hall

6'10" x 12'0" (2.08m x 3.66m)

The inner hall features vinyl flooring, recessed spotlights, and wall-mounted coat hooks.

### Family Room

28'1" x 20'6" (8.57m x 6.26m)

The family room features a wood-framed sash bay window and an additional wood-framed sash window at the front, wooden flooring, a picture rail, ceiling coving, two column radiators, a recessed chimney breast alcove, a TV point, and a decorative mantelpiece.

### Dining Room

13'9" x 16'5" (4.21m x 5.02m)

The dining room includes wood-framed sliding sash windows on the side elevation, ceiling coving, a picture rail, a ceiling rose, two radiators, wooden flooring, and an open fireplace with a tiled surround and mantelpiece.

### Kitchen / Diner

20'3" x 12'7" (6.18m x 3.84m)

The kitchen area offers a range of fitted base units with worktops, a double stainless steel sink with a swan neck mixer tap, two integrated ovens, and a five-ring gas hob with an extractor fan. It also includes space and plumbing for a dishwasher, recessed spotlights, partially tiled walls, a wood-framed window at the rear elevation, and open access to the sunroom. The dining area features wooden flooring, a wall-mounted display unit with a fitted cupboard, recessed spotlights, space for a fridge freezer, and is open plan to the kitchen area. It also includes a column radiator and double doors that open out to the garden.

### Sun Room

13'4" x 12'2" (4.08m x 3.73m)

The sunroom features tiled flooring, a partially vaulted glass ceiling, exposed painted brick walls, a range of hardwood double-glazed windows on the side and rear elevations, and double doors that open out to the garden.

### Study

7'8" x 10'3" (2.36m x 3.14m)

The study has a sliding sash window to the side elevation and carpeted flooring.

### Side Porch

4'10" x 9'11" (1.48m x 3.04m)

The side porch includes tiled flooring, a sliding sash window on the rear elevation, wooden coving on the ceiling, a wall-mounted security alarm panel, and a single door leading to the garden.

### WC

6'5" x 4'5" (1.96m x 1.37m)

This space features a low-level flush W/C, a pedestal wash basin, tiled flooring, partially tiled walls, recessed spotlights, an extractor fan, and a wood-framed window on the side elevation.

### Steam Room

9'4" x 4'10" (2.84m x 1.47m)

The steam room includes a wall-mounted mains-fed shower, floor-to-ceiling tiles, a steam outlet, wall-mounted seating areas, and a tiled ceiling.

## BASEMENT LEVEL

### Basement

4'3" x 6'9" (1.31m x 2.08m)

The basement features carpeted flooring, tiled and panelled walls, recessed spotlights, an in-built cupboard, and provides access to the lower-level accommodation.

### Cinema Room

13'9" x 17'2" (4.20m x 5.25m)

The cinema room includes carpeted flooring, recessed spotlights, a wall-mounted consumer unit, an in-built cupboard, recessed wall alcoves, and a radiator.

### Drawing Room

27'4" x 19'7" (8.35m x 5.97m)

The drawing room features carpeted flooring, panelled walls, a feature fireplace with a cast-iron insert and marble surround, a recessed chimney breast alcove with a wood-burner and decorative surround, two radiators, and single-glazed windows.

## FIRST FLOOR

### Landing

4'10" x 17'5" (1.49m x 5.31m)

The landing has carpeted flooring, coving to the ceiling, coving to the ceiling, stairs with decorative spindles, a picture rail, and provides access to the first floor accommodation.

### Master Bedroom

20'3" x 14'10" (6.19m x 4.54m)

The main bedroom features a wood-framed sash bay window at the front elevation, carpeted flooring, ceiling coving, a picture rail, a radiator, and direct access into the master bathroom.

### Master Bathroom

12'10" x 16'10" (3.93m x 5.14m)

The master bathroom features a low-level flush W/C, a period-style wash basin with chrome legs, a wall-mounted vanity mirror with LED lighting, and a central freestanding bath with central taps, a handheld shower head, and claw feet. It also includes a walk-in shower enclosure with an overhead rainfall shower and wall-mounted fixtures, partially tiled walls, an original open fireplace with a decorative surround, a chrome heated towel rail, a wall-mounted digital thermostat, ceiling coving, a picture rail, a column radiator, and wood-framed windows at the front elevation.

### Bedroom Three

16'7" x 13'10" (5.06m x 4.23m)

The third bedroom features a wood-framed window on the side elevation, carpeted flooring, coving on the ceiling, a picture rail, a radiator, a dado rail, and an open fireplace with a decorative surround and tiled hearth.

### Shower Room

4'10" x 5'11" (1.48m x 1.81m)

The shower room includes a low-level dual flush W/C, a pedestal wash basin, a shower enclosure with a mains-fed shower, partially tiled walls, tiled flooring, a chrome heated towel rail, and a sliding obscure sash window on the side elevation.

## ANNEX

### Living Room

13'1" x 17'10" (3.99m x 5.46m)

The living room features a wood-framed window on the side elevation, carpeted flooring, a radiator, a TV point, a wall with stained-glass windows, and access into bedroom two and bathroom two.

### Bedroom Two

13'1" x 10'2" (3.99m x 3.12m)

The second bedroom includes a wood-framed window on the side elevation, carpeted flooring, and a radiator.

### Bathroom Two

12'8" x 10'6" (3.86m x 3.20m)

The second bathroom features a low-level dual flush W/C, a wash basin, a double-ended bath with a mains-fed shower, a chrome heated towel rail, tiled flooring, partially tiled walls, and a wood-framed window on the side elevation.

## SECOND FLOOR

### Landing Two

6'11" x 6'1" (2.12m x 1.87m)

This landing has carpeted flooring, a dado rail, and provides access to the second floor accommodation.

### Bedroom Four

18'11" x 13'0" (5.79m x 3.98m)

The fourth bedroom includes two timber sash windows to the side and rear elevation, exposed wooden flooring, a radiator, and access to the en-suite.

### En-Suite

6'3" x 6'2" (1.93m x 1.90m)

The en-suite has a low level flush W/C, a pedestal wash basin, a panelled bath with an overhead shower fixture, a shower screen, partially tiled walls, wood-effect flooring, a radiator, and a half-vaulted ceiling with a skylight window.

## THIRD FLOOR

### Landing Three

7'10" x 11'5" (2.41m x 3.50m)

The upper landing features carpeted flooring, space for laundry appliances, a dado rail, a radiator, and provides access to the third-floor accommodation.

### Bedroom Five

20'6" x 14'11" (6.26m x 4.56m)

The fifth bedroom includes a wood-framed sash window at the front elevation, carpeted flooring, a picture rail, and a radiator.

### Bedroom Six

17'7" x 12'11" (5.36m x 3.94m)

The sixth bedroom includes a wood-framed sash window at the front elevation, a decorative mantelpiece, carpeted flooring, a picture rail, and a radiator.

### Bedroom Seven

16'6" x 13'11" (5.03m x 4.26m)

The seventh bedroom includes a wood-framed sash window at the rear elevation, carpeted flooring, a decorative mantelpiece, a picture rail, and a radiator.

### Bathroom Five

4'10" x 9'0" (1.48m x 2.75m)

The fifth bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with an overhead shower fixture, partially tiled walls, Herringbone-style flooring, a radiator, and a partially vaulted ceiling with a skylight window.

## OUTSIDE

At the front of the property, a block-paved driveway offers ample off-road parking and access to the rear courtyard. The courtyard features block-paved patio areas and pathways, courtesy lighting, a variety of mature trees, plants, and shrubs, an additional patio area, a pond, and gated access.

## ADDITIONAL INFORMATION

Broadband – Openreach

Broadband Speed – Ultrafast available - 1000 Mbps - download / 20 Mbps - upload

Phone Signal – 3G / 4G / 5G

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Area - Very low risk

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band G

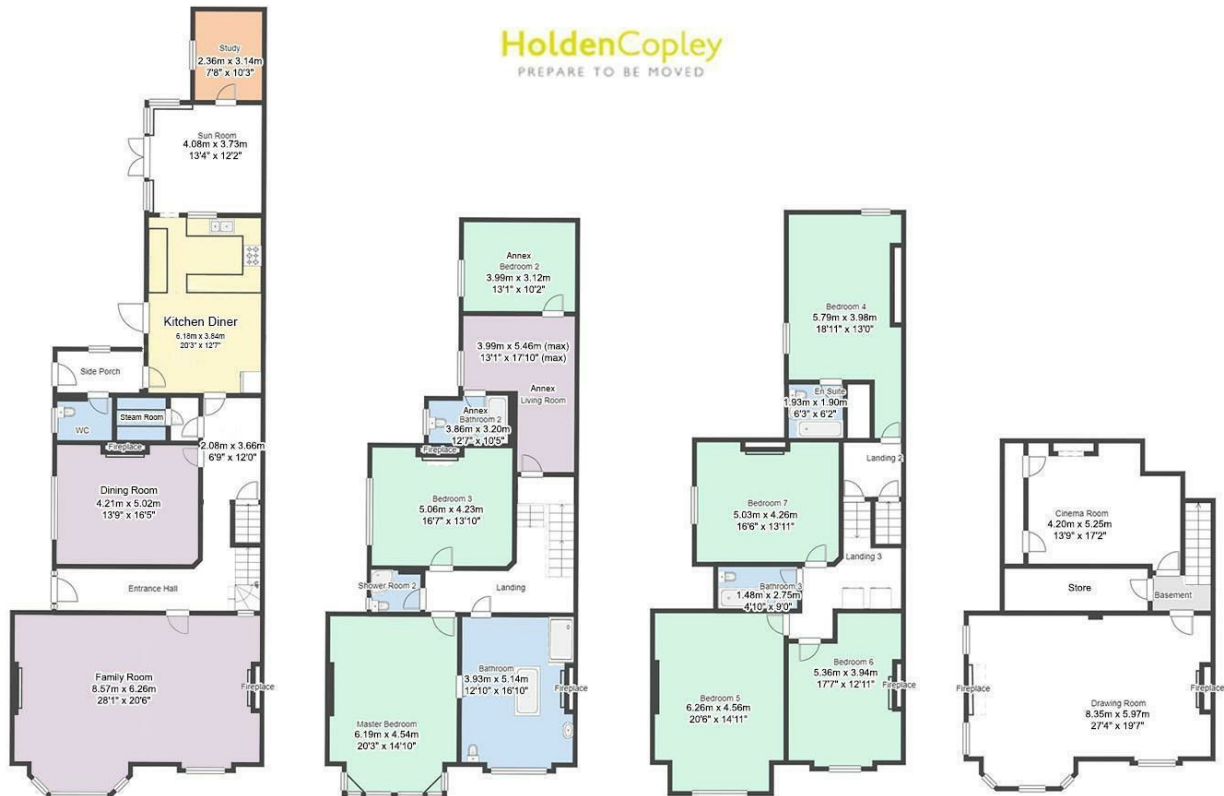
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The vendor has advised the following:

Property Tenure is Freehold

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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