

HoldenCopley

PREPARE TO BE MOVED

St. Andrews Road, Mapperley Park, Nottinghamshire NG3 5BP

Guide Price £750,000

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GUIDE PRICE: £750,000 - £800,000

PREPARE TO BE IMPRESSED...

This charming traditional detached house, located within the highly desirable Mapperley Park Conservation Area, occupies a generous plot that perfectly blends historical character with modern convenience. A unique feature of the property is the discreet entrance to extensive historic caves, adding an extraordinary and rare element to this remarkable home. Upon entering, you are welcomed by a spacious entrance hall and a lobby, leading into a cosy snug with terrazzo flooring and timber-framed stained-glass windows. The ground floor offers two large reception rooms, both with feature fireplaces, creating an ideal setting for both relaxation and entertaining. The fitted kitchen boasts granite worktops, integrated appliances, a gas-fired Aga oven, and an open-plan layout that seamlessly connects to a further sitting room, ideal for family living. The ground floor is completed by a W/C, a boot room, a utility room, and access into the garage. Upstairs, the master suite provides a luxurious retreat, featuring an en-suite bathroom and a walk-in closet. Additionally, there are three further large double bedrooms and a four-piece bathroom suite, which includes a seated steam shower enclosure for added comfort and relaxation. The second floor offers two more double bedrooms, ample storage space, and access to the loft. Outside, the property enjoys a beautifully maintained front garden, and a driveway leading to the garage, offering ample off-road parking. To the rear, the east-facing garden features a flagstone paving area, a lawn, and mature trees and shrubs, with a sandstone escarpment that leads to the entrance to the caves, enhancing the property's unique character. Situated in a sought-after location, this property offers excellent catchment to great schools, easy access to local amenities, and is just a short distance from the City Centre, making it an ideal family home.

MUST BE VIEWED





- Traditional Detached Home With Discreet Entrance to Extensive Historic Caves
- Six Double Bedrooms
- Three Large Reception Rooms
- Fitted Kitchen With Integrated Appliances
- Bathroom With Enclosed Steam Shower & Additional En-Suite
- Fantastic-Sized Gardens
- Driveway & Garage
- Mapperley Park Conservation Area
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Entrance Hall

4'10" × 3'11" (1.49 × 1.20)

The entrance hall features tiled flooring, panelled walls and ceiling, and a single wooden door with stained-glass inserts providing access to the accommodation.

WC

7'4" × 4'11" (2.25 × 1.50)

This space includes a low-level flush W/C, a sunken wash basin with period-style bridge taps, fitted display cabinets, a wall-mounted mirror, a single recessed spotlight, tiled flooring, and a leaded window.

Hallway Lobby

12'4" × 11'5" (3.77 × 3.50)

The hallway lobby features terrazzo flooring, a wood-panelled ceiling, a wooden staircase with carpeted steps, and an open arch leading to the snug.

Snug

7'9" × 4'11" (2.38 × 1.50)

The snug boasts terrazzo flooring with a stone step, a radiator, a wall-mounted light fixture, timber-framed stained-glass windows, and a single timber door with stained-glass inserts leading to the garden.

Living Room

22'7" × 15'3" (6.90 × 4.65)

The living room features a timber-framed deep bay window, an arched timber-framed stained-glass feature window, engineered wood flooring, corning on the ceiling, a picture rail, a curved radiator, and a recessed alcove with a hearth.

Dining Room

15'1" × 14'9" (4.60 × 4.51)

The dining room offers a wood-framed canted bay window with recessed spotlights, exposed ceiling beams, engineered wood flooring, a recessed chimney breast alcove with a gas fire stove and decorative surround, a radiator, and access to the kitchen via a bi-folding door.

Kitchen

14'0" × 13'5" (4.27 × 4.11)

The kitchen features a range of shaker-style base and wall units with granite worktops, a fitted breakfast bar, an undermount sink with a swan neck mixer tap, an integrated electric oven and hob, a gas-fired Aga oven, an integrated dishwasher, space for an American-style fridge freezer, engineered wood flooring, partially tiled walls, recessed spotlights, a wood-framed arched feature window, and an open arch leading into the sitting room.

Sitting Room

14'11" × 11'2" (4.55 × 3.42)

The sitting room features engineered wood flooring, recessed spotlights, a radiator, and double timber doors with timber-framed windows on either side, leading to the garden.

Hallway

23'9" × 4'9" (7.24 × 1.47)

The inner hall boasts engineered wood flooring, a partially vaulted ceiling with two sash windows, recessed spotlights, a radiator, and access to both the front and rear gardens.

Garage

18'2" × 9'6" (5.55 × 2.91)

The garage is equipped with lighting, power points, loft space, and double doors that open onto the driveway.

Boot Room

9'6" × 6'1" (2.91 × 1.87)

The boot room features tiled flooring, partially tiled walls, built-in storage cupboards with overhead storage, a ceiling strip light, and a UPVC double-glazed window.

Utility Room

9'6" × 5'6" (2.91 × 1.70)

The utility room includes tiled flooring, a wall-mounted Worcester boiler, a hot water cylinder tank, partially tiled walls, fitted storage shelves, and a ceiling strip light.

FIRST FLOOR

Stairway

9'5" × 5'6" (2.89 × 1.68)

The stairway has timber-framed stained-glass windows, a radiator, and carpeted flooring.

Landing

10'3" × 8'2" (3.13 × 2.51)

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

Passage

6'0" × 3'3" (1.84 × 1.00)

The passage has carpeted flooring and leads to the master suite.

Walk-In Closet

6'0" × 4'6" (1.84 × 1.39)

This space has carpeted flooring, wall-mounted shelves, clothes rails, and recessed spotlights.

Master Bedroom

16'0" × 15'3" (4.90 × 4.65)

The main bedroom features a deep bay leaded window, carpeted flooring, corning on the ceiling, an additional leaded stained-glass window, a TV point, and a radiator.

En-Suite

6'5" × 3'3" (1.97 × 1.00)

The en-suite features a low-level dual flush W/C, a wall-hung wash basin, a wall-mounted vanity mirror with lighting, a chrome heated towel rail, a corner shower enclosure with an overhead rainfall shower and body jets, recessed wall alcoves, tiled flooring, partially tiled walls, and recessed spotlights.

Inner Landing

7'10" × 3'6" (2.40 × 1.07)

The inner landing has carpeted flooring and a radiator.

Bedroom Two

15'1" × 13'10" (4.60 × 4.24)

The second bedroom features a timber-framed casement window, carpeted flooring, corning on the ceiling, a picture rail, a radiator, two built-in cupboards, and a recessed wall alcove.

Bathroom

8'4" × 6'5" (2.55 × 1.97)

The bathroom includes a low-level flush W/C, a sunken wash basin with a tiled surround, a sunken bath with body jets, a handheld shower head, and a tiled surround. It also features a column radiator with a chrome towel rail, floor-to-ceiling tiles, an extractor fan, recessed spotlights, a timber-framed casement window, and access to a fully tiled steam shower enclosure with a twin-rainfall shower, a brass towel rail, a recessed wall alcove, and recessed spotlights.

Landing

5'2" × 3'10" (1.60 × 1.18)

The landing has carpeted flooring, a radiator, and an in-built under stair cupboard.

Bedroom Three

14'11" × 13'5" (4.55 × 4.11)

The third bedroom has a timber-framed casement window, carpeted flooring, a radiator, corning to the ceiling, a picture rail, and an in-built cupboard.

Bedroom Four

14'11" × 10'5" (4.56 × 3.20)

The fourth bedroom has dual-aspect sash windows, carpeted flooring, a radiator, coving to the ceiling, a picture rail, and an in-built cupboard.

SECOND FLOOR

Upper Landing

5'6" × 5'3" (1.70 × 1.61)

The upper landing has carpeted flooring, timber-framed casement windows, a Velux window, a singular recessed spotlight, and provides access to the second floor accommodation.

Storage Room One

9'5" × 8'8" (2.88 × 2.65)

This space has exposed flooring, a leaded window, and a strip light.

Storage Room Two

8'3" × 6'8" (2.53 × 2.05)

This space has lighting.

Loft Space

12'3" × 7'1" (3.75 × 2.17)

Bedroom Five

25'4" (max) × 14'11" (max) (7.73 (max) × 4.55 (max))

The fifth bedroom has engineered wood flooring, a radiator, two Velux windows with fitted blinds, and multiple timber-framed sash windows.

Bedroom Six

11'9" × 11'5" (3.59 × 3.50)

The sixth bedroom has carpeted flooring, exposed beams on the ceiling, timber-framed casement windows, recessed spotlights, and access into a store room.

Storage Room Three

8'3" × 3'1" (2.52 × 0.94)

This space has lighting.

OUTSIDE

At the front of the property, there is an enclosed garden with gated access, a patio pathway, a variety of mature trees, plants, and shrubs, a driveway, and access to the garage. To the rear, the east-facing garden features a flagstone paving area, a rockery, a lawn, mature trees, plants, and shrubs, a wooden arch/pergola, and a sandstone escarpment leading to discreet caves that stretch approximately 100m.

ADDITIONAL INFORMATION

Broadband – Virgin Media, Openreach
Broadband Speed - Ultralast available - 1800 Mbps (download) 220 Mbps (upload)
Phone Signal – Good 4G coverage
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+
Flood Risk Area - Very low risk
Non-Standard Construction – No
Any Legal Restrictions – Conservation Area
Other Material Issues – No

DISCLAIMER

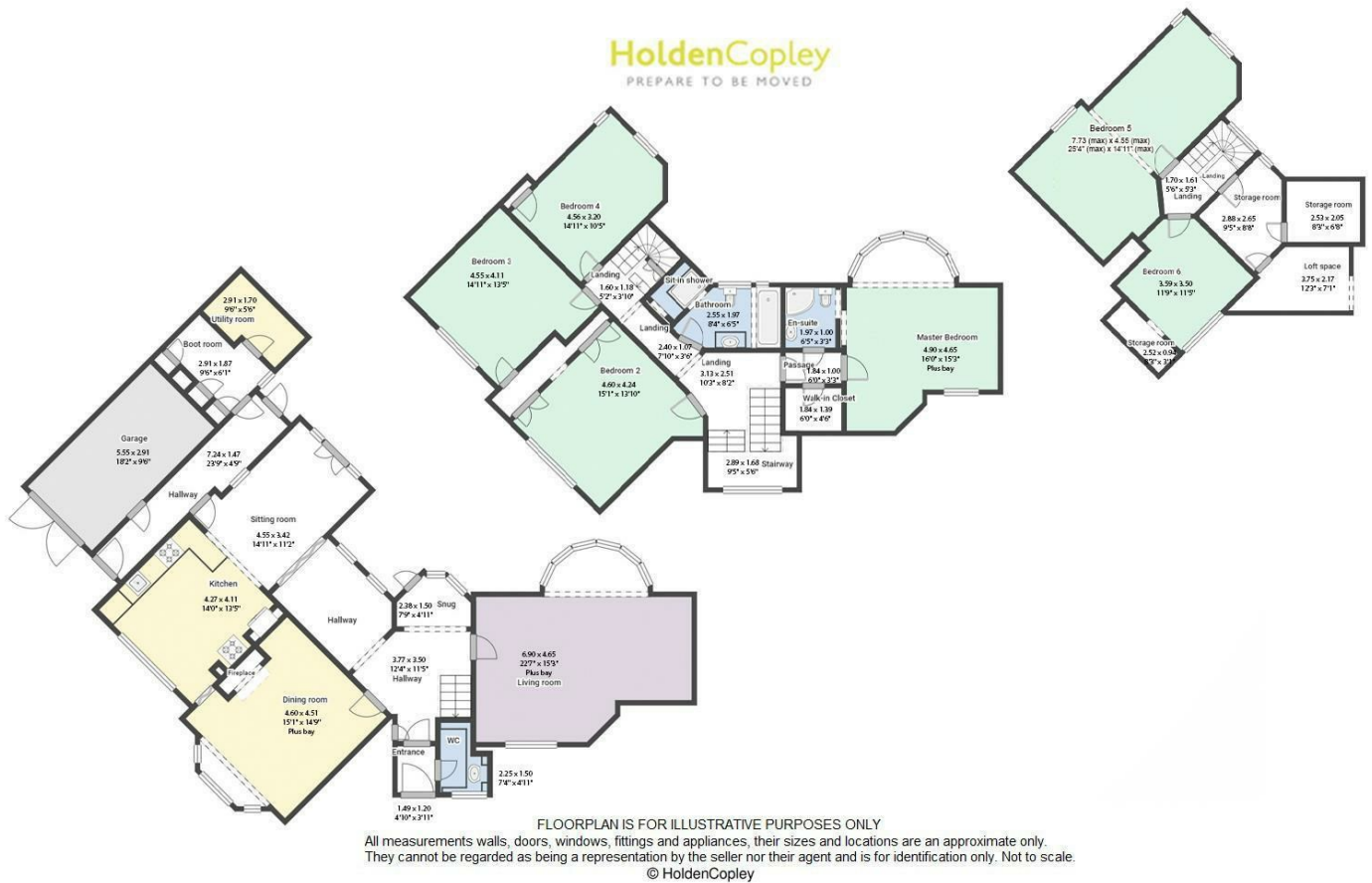
Council Tax Band Rating - Nottingham City Council - Band G
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide

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