

# HoldenCopley

PREPARE TO BE MOVED

Thorncliffe Road, Mapperley Park, Nottinghamshire NG3 5BP

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Offers In Excess Of £600,000 - £650,000



Thorncliffe Road, Mapperley Park, Nottinghamshire NG3 5BQ





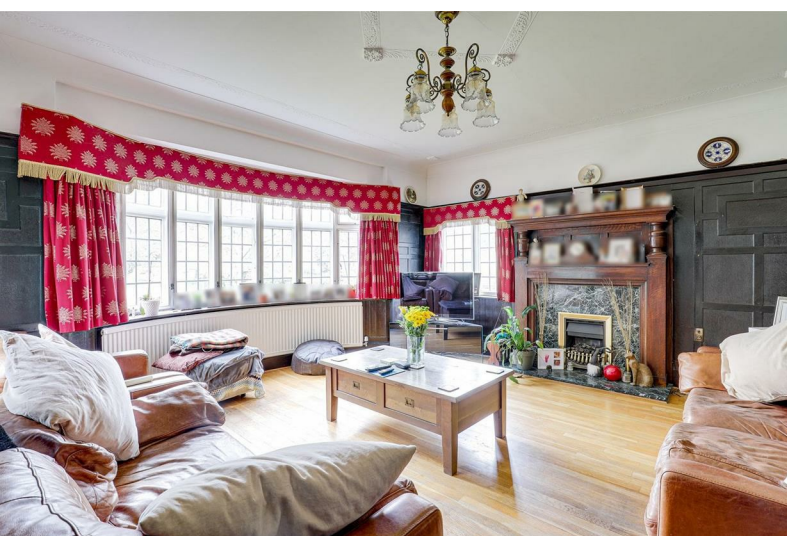
OFFERS IN EXCESS OF £600,000

### PERIOD HOME BURSTING WITH CHARACTER...

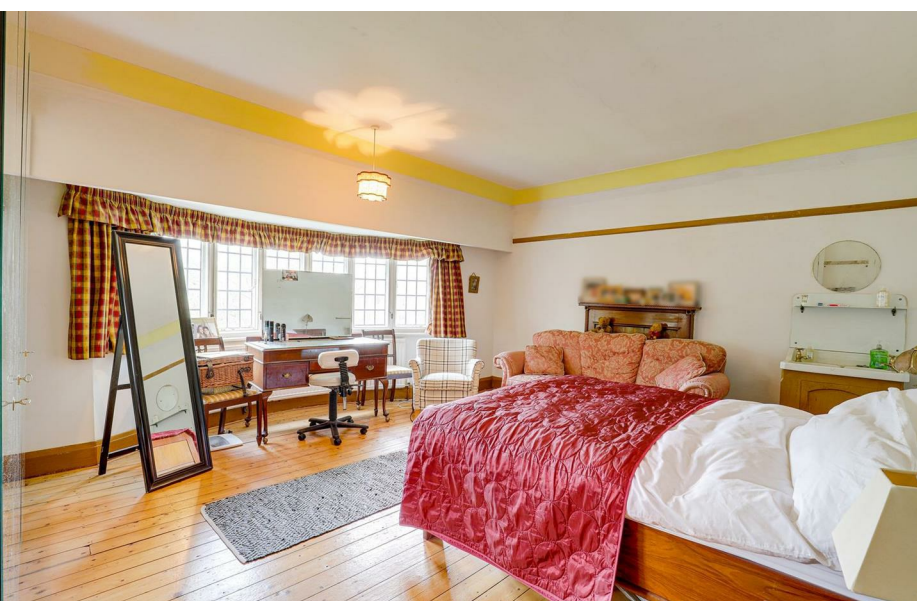
Nestled within the Mapperley Park Conservation Area, this substantial detached period home offers a wealth of space, potential, and timeless charm. Retaining a range of original features, including exposed beams, feature fireplaces, stained-glass windows, and intricate detailing, this remarkable property is bursting with character. Situated on a picturesque tree-lined road, the home enjoys a sought-after location close to local amenities, excellent school catchments, and convenient access to Nottingham City Centre. The ground floor welcomes you with a porch and entrance lobby, leading to two generously sized reception rooms, perfect for entertaining or relaxing. A separate dining room seamlessly flows into the fitted kitchen, creating a sociable and practical space. Additional benefits include a VWC with a modern wet-room-style shower, internal access to the garage, and a large cellar split into four substantial sections, offering incredible storage or development potential. Ascending to the first floor, you will find five spacious double bedrooms, all serviced by a four-piece bathroom suite and a separate WC. One of the bedrooms also boasts access to a large hidden storage room, providing additional versatility. Externally, the property features a low-maintenance front garden with a driveway leading to the garage, while the rear showcases a private enclosed garden complete with a sheltered seating area and a lawn. This impressive period home presents a rare opportunity to acquire a characterful residence in a prime location, brimming with both space and potential.

### MUST BE VIEWED

APPROX:  
TOTAL SQM 294.01  
TOTAL SQFT 3164.78







- Traditional Detached House
- Five Double Bedrooms
- Three Large Reception Rooms
- Fitted Kitchen
- Two Bathroom Suites
- Large Cellar Split Into Four Sections
- Private Enclosed Garden
- Driveway & Garage
- Mapperley Park Conservation Area
- Must Be Viewed











GROUND FLOOR

Porch

4'8" x 4'2" (1.43m x 1.28m)

The porch features tiled flooring, stained-glass windows, and a wooden door with a stained-glass insert, leading into the accommodation.

Entrance Hall

18'3" x 13'10" (5.58m x 4.23m)

The entrance hall boasts wooden flooring, a wooden staircase, exposed beams on the walls and ceiling, ceiling coving, and a full-height wood-framed window.

Dining Room

16'11" x 11'6" (5.18m x 3.52m)

The dining room features multiple wood-framed windows, two radiators, recessed spotlights, a wall-mounted consumer unit, and a decorative exposed brick archway leading into the kitchen.

Living Room

17'11" x 12'8" (5.47m x 3.88m)

The living room features wood-framed windows, ceiling coving, wooden flooring, a ceiling rose, a picture rail, a radiator, and a period-style feature fireplace with a dark wood mantel, a brass coal scuttle, and a traditional fireguard.

Sitting Room

15'8" x 16'9" (4.79m x 5.13m)

The sitting room boasts a wood-framed bay window, two additional wood-framed windows, wooden flooring, panelled feature walls, two radiators, a feature fireplace with a dark wood mantel and marble-effect inset, a TV point, and ceiling coving.

Kitchen

10'2" x 7'11" (3.11m x 2.43m)

The kitchen features a range of fitted base and wall units with worktops, a stainless steel sink and a half with a swan neck mixer tap and drainer, space for a range cooker with an extractor hood and splashback, an integrated dishwasher, space for a fridge freezer, recessed spotlights, and a wood-framed obscure window.

Hall

4'3" x 3'9" (1.31m x 1.15m)

The rear hall provides access to the cellar and a single door providing access to the garden.

Wet Room Style Shower

6'5" x 4'3" (1.96m x 1.30m)

The wet-room-style shower features floor-to-ceiling tiles, a wall-mounted handheld shower head, a chrome heated towel rail, a recessed wall alcove, an extractor fan, and recessed spotlights.

WC

4'3" x 4'11" (1.31m x 1.27m)

This space features a low-level dual flush WC, a pedestal wash basin with a tiled splashback, tiled flooring, exposed and painted brick walls, a wall-mounted boiler, a chrome heated towel rail, a single recessed spotlight, and a wood-framed obscure window.

Garage

15'8" x 10'10" (4.80m x 3.32m)

The garage accommodates utility appliances and features power points, lighting, a single-glazed window to the side elevation, a single side-access door, and double doors opening onto the front driveway.

BASEMENT LEVEL

Cellar

18'3" x 8'6" (5.57m x 2.60m)

The cellar has lighting.

Cellar

8'0" x 4'3" (2.44m x 1.32m)

The cellar has lighting.

Cellar

10'4" x 7'11" (3.17m x 2.43m)

The cellar has lighting.

Cellar

15'7" x 11'7" (4.77m x 3.55m)

The cellar has lighting.

FIRST FLOOR

Landing

18'3" x 17'0" (5.57m x 5.19m)

The landing features a wood-framed stained-glass window, wooden flooring, exposed beams on the walls, ceiling coving, a radiator, and provides access to the first-floor accommodation.

Bedroom One

16'11" x 15'5" (5.18m x 4.70m)

The first bedroom features a wood-framed bay window, wooden flooring, a radiator, ceiling coving, a picture rail, a feature fireplace, and a wash basin with fitted storage underneath.

Bedroom Two

12'9" x 12'9" (3.91m x 3.91m)

The second bedroom features a wood-framed window, carpeted flooring, a radiator, ceiling coving, a picture rail, and an original open fireplace.

Bedroom Three

12'9" x 12'7" (3.89m x 3.85m)

The third bedroom features a wood-framed window, carpeted flooring, a radiator, ceiling coving, a picture rail, and an original open fireplace.

Bedroom Four

11'10" x 11'7" (3.61m x 3.55m)

The fourth bedroom features dual-aspect wood-framed windows, wood-effect flooring, a radiator, and access to a deceptively large storage room.

Storage Room

19'7" x 9'4" (5.98m x 2.86m)

The storage room has a vaulted ceiling and lighting.

Bedroom Five

11'8" x 10'3" (3.56m x 3.14m)

The fifth bedroom features a wood-framed window, wood-effect flooring, and a radiator.

WC

5'6" x 2'11" (1.69m x 0.90m)

This space has a low level flush WC, tiled flooring, fully tiled walls, recessed spotlights, and a wood-framed obscure window.

Bathroom

10'8" x 6'10" (3.27m x 2.10m)

The bathroom has a bidet, a pedestal wash basin, a sunken double-ended bath with central taps and tiled surround, a shower enclosure with a mains-fed shower, a chrome heated towel rail, tiled flooring, fully tiled walls, a vertical radiator, recessed spotlights, and a wood-framed obscure window.

OUTSIDE

Front

At the front of the property, there's a garden with a driveway leading to the garage, a patio area, a variety of trees, plants and shrubs, external lighting, and stone-brick boundary walls with gated access.

Rear

To the rear of the property is a private enclosed garden featuring a sheltered seating area, external lighting, a patio, a lawn, and herbaceous borders with a variety of trees, plants, and shrubs, all enclosed by fence panel boundaries.

ADDITIONAL INFORMATION

Broadband Networks - Openreach, Virgin Media

Broadband Speed - Ultrafast 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 - No

Other Material Issues - The property has been professionally underpinned and comes with the necessary certification.

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band E

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.

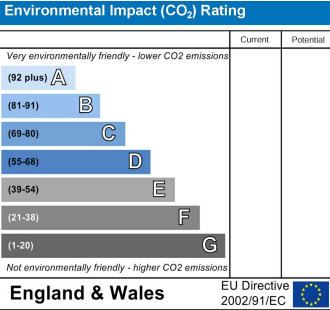
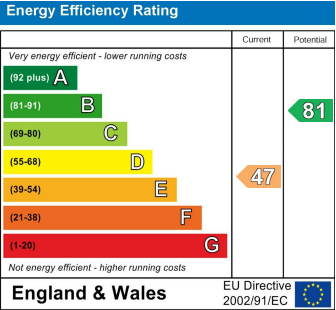
The vendor has advised the following:

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 evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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Cellar: 42.33 SQM x 455.73 SQFT (APPROX)



Ground Floor: 107.73 SQM x 1105.87 SQFT (APPROX)  
with Garage: 118.67 SQM x 1277.35 SQFT (APPROX)



First Floor: 133.00 SQM x 1431.63 SQFT (APPROX)

**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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