

St. Andrews Road

Nottingham
NG3 5BP

Offers Over £789,000



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0115 841 1155



- Large Family Home In Popular Mapperley Park
- Full of Character & Charm
- Spacious Lounge with Bay Window
- Sitting Room
- Dining Kitchen
- Utility Room
- Entrance Hall and Inner Hall
- Cloaks/WC
- Four First Floor Bedrooms
- Two Second Floor Bedrooms/Office Space
- Two Bath/Shower Rooms
- Internal Area Approx. 3,500 Sqft including Garage & Storage Space
- Beautiful Established Gardens
- Garage
- Many Features & Characteristics /EPC Rating E



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Key Features

Situated on the fringes of one of Nottingham's most sought-after locations, within one mile of the Nottingham City Centre and its associated amenities lies Thornccliffe. A handsome residence encompassed with an established plot of approximately 0.25 acres. A wealth of features and characteristics adorn this fabulous home, which offers over 3,500 Sqft of space including storage, loft, and garage.

The property itself is approached via a pedestrian gated entrance and doorway, via porch to a delightful entrance hall with tiled floor, offering a cloaks/WC and staircase ascending to the upper level, and an inner hall with engineered wooden flooring.

There is a split-level lounge with deep bay window overlooking the rear garden, fireplace, ceiling corning and attractive engineered wooden flooring. The separate dining/sitting room features to the fore with heavily beamed ceiling, attractive engineered wooden flooring, feature fireplace and access to a large dining kitchen, which has been fitted with a range of units and appliances including an Aga (gas fired) and an integrated electric oven and hob together with an island unit, granite work surfaces, engineered wooden flooring and a delightful arched window to the fore. The dining area also features engineered wooden flooring and French style doors which lead out onto the rear garden. The inner hallway which is adjacent to the kitchen offers access to a utility, small storage room and an integral garage.

To the first floor, there are four double bedrooms, with the master featuring an en-suite shower room and built in cupboard. The family tiled bathroom also features off the landing with bath and separate shower. In addition, via staircase from the landing there are two further potential bedrooms currently used for office and storage, together with copious amounts of storage space.

Outside, the beautiful, landscaped gardens are established, predominantly lawned with herbaceous border, matures bushes, trees, and pathway. There is also a small cave featured to the rear of the garden. A must see for any discerning purchaser, as a cursory roadside glance does not give a full indication of this delightful home and gardens.

These sales particulars have been prepared by FHP Living on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst FHP Living have taken care in obtaining internal measurements, they should only be regarded as approximate. Purchaser information - Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, FHP Living require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to FHP Living instructing solicitors in the purchase or the sale of a property.





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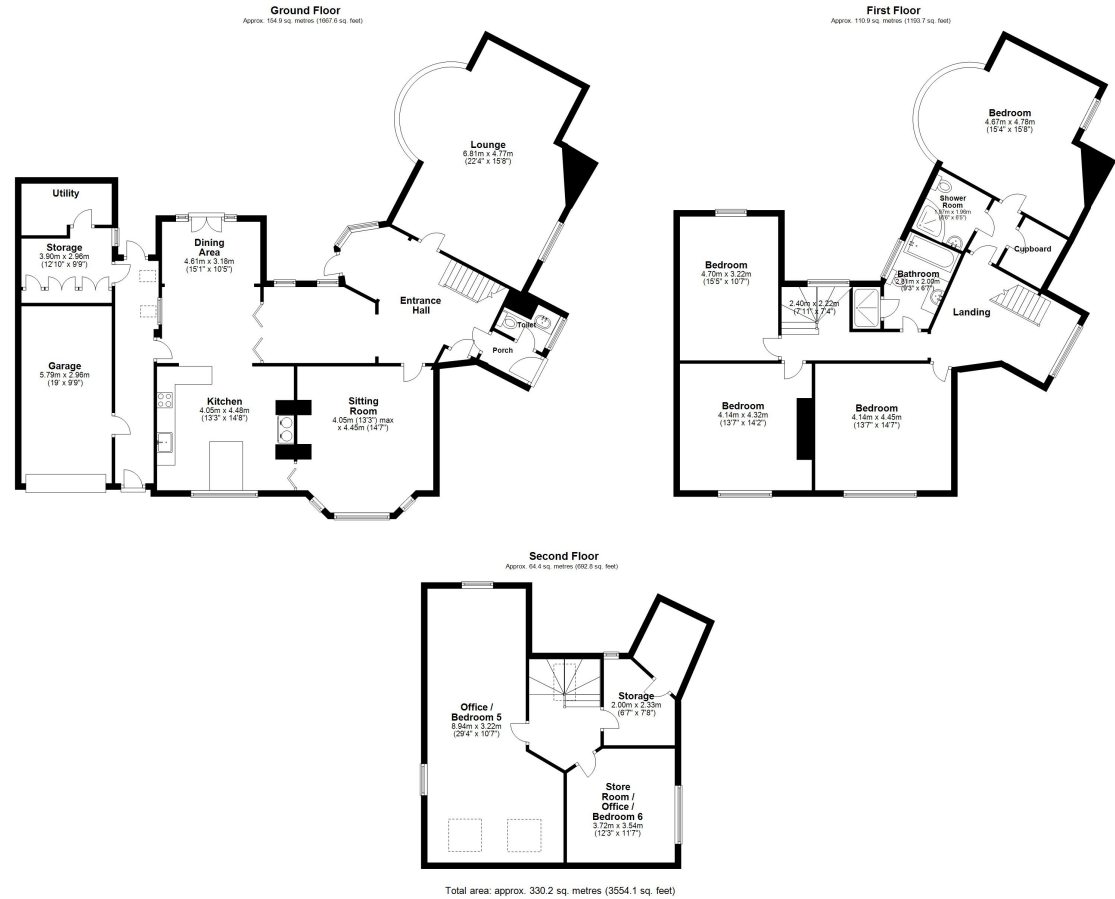


Video



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Interested in this home?

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road
West Bridgford
Nottingham
NG2 6AU

1 Weekday Cross
The Lace Market
Nottingham
NG1 2GB

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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