

DISTINCTIVE  
HOMES  
by



fhp.living

# Thorncliffe, 2 St Andrews Road

NG3 5BP



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Offers Over - £789,000

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 Thorncliffe.







- 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 further Second Floor Bedrooms/Office Space
- Office Space
- Two Bath/Shower Rooms
- Internal Area Approx. 3,500 Sq ft including Garage & Storage Space
- Beautiful Established Gardens
- Garage
- Many Features & Characteristics
- EPC Rating E







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 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.



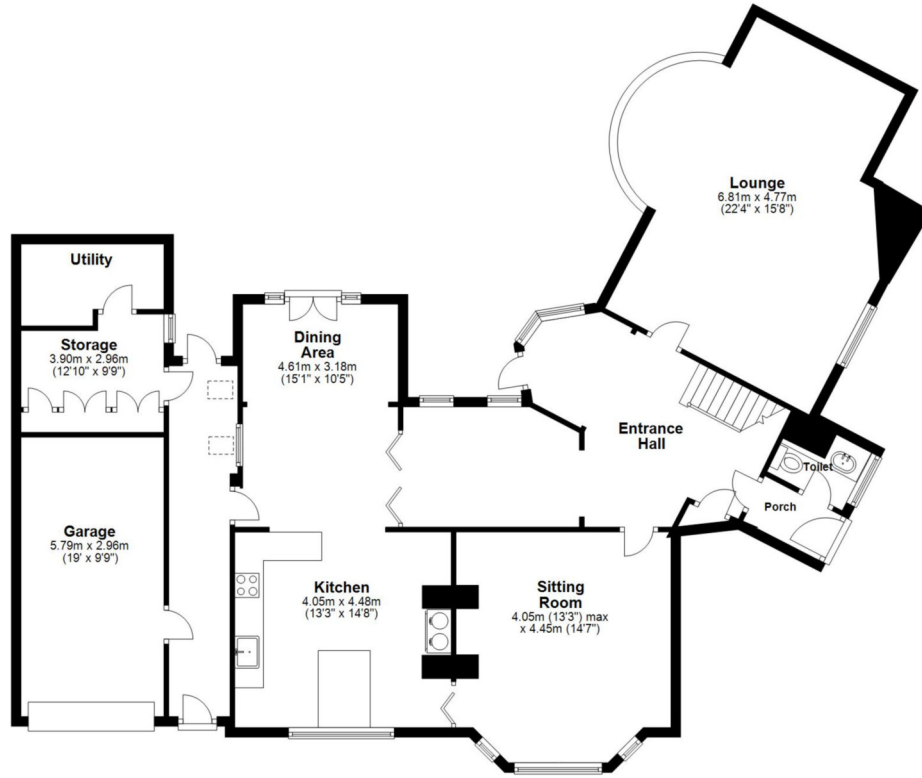
To the first floor, there are four double bedrooms, with the master featuring an en-suite shower room and built in cupboard. The family tiled bathroom also features off the landing with bath and separate shower.



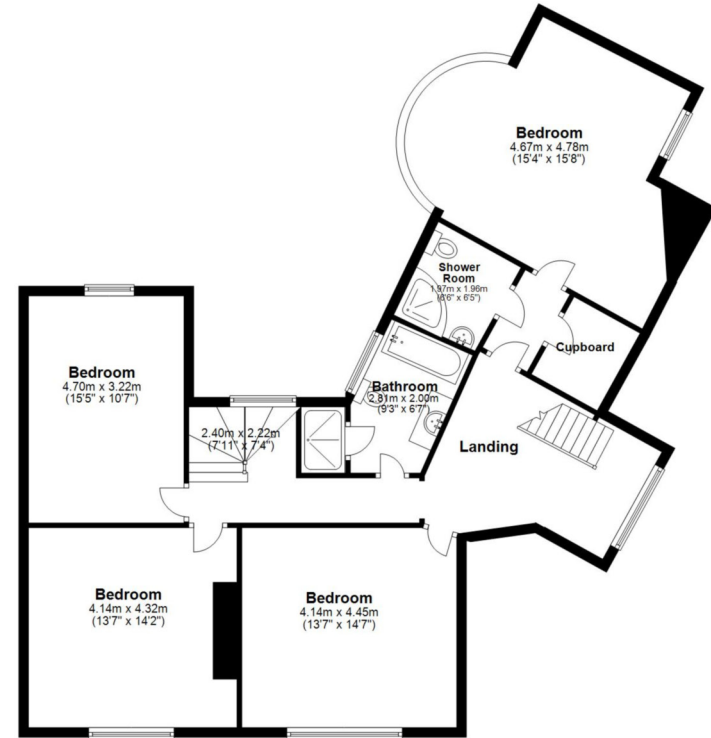




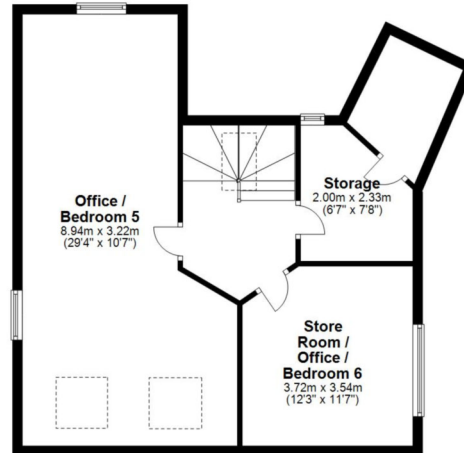
**Ground Floor**  
Approx. 154.9 sq. metres (1667.6 sq. feet)



**First Floor**  
Approx. 110.9 sq. metres (1193.7 sq. feet)



**Second Floor**  
Approx. 64.4 sq. metres (692.8 sq. feet)



Total area: approx. 330.2 sq. metres (3554.1 sq. feet)





Arlington Drive



Trees Lined Avenues



Boys - Age 7 to 18  
High School for Boys



Boys & Girls - Age 3 to 11  
School for Boys & Girls

**S**ituated within 2 miles of Nottingham City Centre, Mapperley Park is one of Nottingham's finest residential locations. It is a Conservation Area with many distinguished Victorian and Edwardian properties set along beautiful tree lined avenues.

Mapperley Hall, originally built around 1792, was owned by the Wright's – a local banking family. The last member of the family to live at the Hall was a Colonel in the British Army and many of the street names are associated with military campaigns and steeped in local history.

Today the area is a fusion of properties from modern apartments through to stunning period homes. It offers both young professionals and families a central location in Nottingham, from which to enjoy all that the City has to offer, within a peaceful hideaway. It is a popular location for medical professionals by virtue of its close proximity to Nottingham's City and QMC Hospitals and its easy access to King's Mill Hospital in Mansfield.

It is a thriving community with its own residents' website

[www.mapperleypark.com](http://www.mapperleypark.com) and is the home of two private tennis clubs. Mapperley Park Tennis Club on Mapperley Hall Drive has four all-weather courts, two with floodlights, a practice wall and modern clubhouse. One of the oldest tennis clubs in the city is Magdala Tennis Club which has 3 all-weather "carpet" courts and 2 hard courts.

Mapperley Park is within walking distance of two of the best private schools in the country – The Nottingham Boys' High and The Nottingham Girls' High Schools. In addition, both St Joseph's and Holygirt Schools offer high educational standards with exceptional pastoral care. As a result the area is in demand with families who have children at any of these respected schools.

Wherever you are in Mapperley Park you benefit from quality amenities on your doorstep, whether it is the promenade of independent shops on Mansfield Road, including a Sainsbury's Local or a wider choice of restaurants and bars, in nearby Sherwood. The newly refurbished Park Inn Hotel offers an indoor swimming pool, spa & sauna and the 'Savoy' bar & grill restaurant and is situated at one of the entrances to this highly sought-after area.

Useful websites:

- [www.nottinghamhigh.co.uk](http://www.nottinghamhigh.co.uk)
- [www.nottinghamgirlshigh.gdst.net](http://www.nottinghamgirlshigh.gdst.net)
- <http://www.st-josephs.nottingham.sch.uk>
- <http://www.hollygirt.co.uk>



Mapperley Hall Drive



Lucknow Avenue



Girls - Age 4 to 18  
Nottingham Girls' High School

# Hollygirt

Girls - Age 3 to 16  
Hollygirt Girls' School



DISTINCTIVE  
HOMES

by



## Distinctive Homes by FHP Living

A collection of some of the best properties available in the most sought-after areas of Nottingham, and its surrounding suburbs and villages.

[www.fhpliving.co.uk](http://www.fhpliving.co.uk)

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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## Interested in this home?

Call the FHP Living Distinctive Homes Team

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