

DISTINCTIVE
HOMES

by



fhp.living



10 Esher Grove, Mapperley Park
NG3 5DR

www.fhpliving.co.uk

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Guide Price - £795,000

Situated in the highly sought after Mapperley Park Conservation Area, known for its beautiful Edwardian architecture, and positioned within two miles of Nottingham City Centre and its associated amenities, viewing is highly recommended.





Key features:

- Detached Edwardian home with many original features
- Situated within the popular Mapperley Park Conservation Area
- Open views over the Cricket Ground to the rear
- Five bedrooms with master en-suite
- Living room with woodburning stove and separate Dining Room
- Breakfast Kitchen with French doors to terrace
- Utility Room and Downstairs Cloaks/WC
- Established South Facing rear garden with sun terrace
- Driveway for two cars
- EPC Rating C approx 3,300 sq ft including Cellars/Workshop





FHP Living feel privileged to be offering for sale this spacious, light, airy and well-appointed property, offering many original features which add to its character and charm, with three floors of living space, and five bedrooms. This property has the added benefit of backing onto the local cricket ground with open views.

The layout is well designed, with separate living and dining rooms, as well as a breakfast kitchen with access to the garden, providing a great space for both entertaining and everyday living. The inclusion of a utility room is also a practical feature.

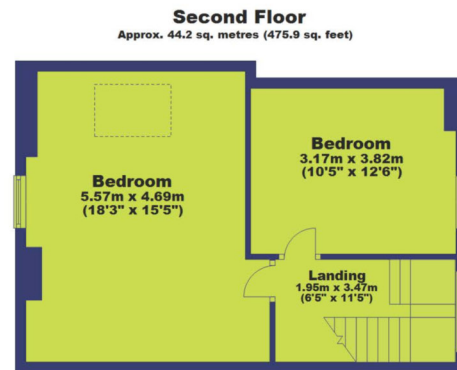
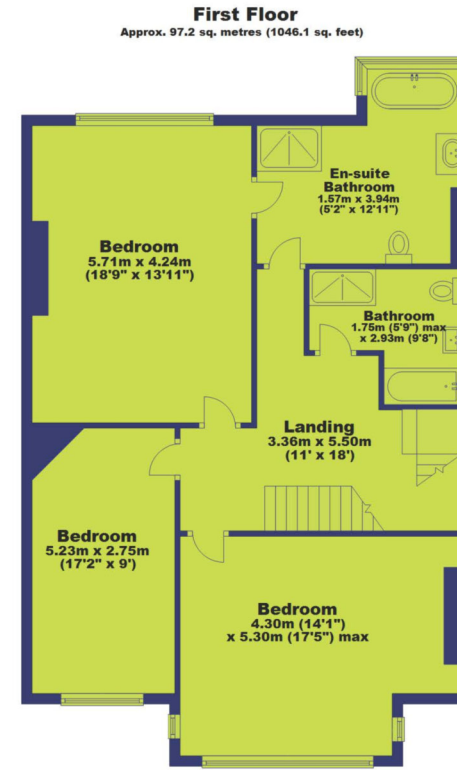
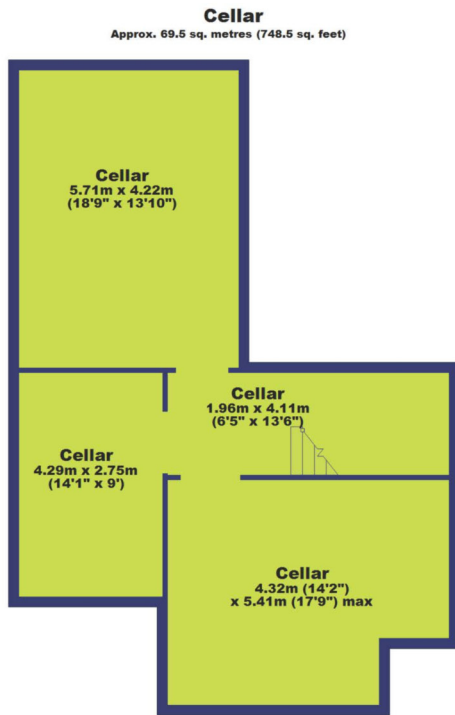
The first floor provides three bedrooms and a family bathroom with a walk-in shower, underfloor heating and mood lighting. The master bedroom features an en-suite bathroom, also with a walk-in shower. The two additional bedrooms on the second floor offer some flexibility in how the space can be used, such as for guest bedrooms or home offices.



The cellars provide valuable additional storage/workshop space or, subject to all necessary permissions, potential for conversion. With a total size of approximately 3,300 sq. ft including the cellars, the property offers a generous amount of space which will appeal to the discerning purchaser.

To the outside, there is a driveway for two cars and small front garden, and an established garden to the rear with a private access gate to the cricket field. Overall, the property offers a combination of traditional charm and modern amenities, making it an attractive option for those seeking a spacious and well-equipped home within the Mapperley Park Conservation Area.





Total area: approx. 306.9 sq. metres (3303.7 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

Situated 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 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
- 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

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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Interested in this home?

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