

DISTINCTIVE
HOMES
by



56 Tavistock Drive
Mapperley Park, NG3 5DW

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Offers Over £675,000

FHP Living are thrilled to present for sale this substantial and well-presented four bedroom detached home located in the charming conservation area of Mapperley Park known for its beautiful Edwardian architecture, and positioned within two miles of Nottingham City Centre and its associated amenities.





- Situated within the Popular Mapperley Park Conservation Area
- Well-Presented Interiors
- Wealth of Features & Characteristics
- Living Space Spanning Two Floors
- Sitting Room with Woodburning Stove
- Dining Room
- Living Room
- Kitchen with Classic Units & Appliances
- Four Double Bedrooms
- Utility Room
- Downstairs Porch
- Entrance Hall
- Two Bath/Shower Rooms
- Private and Enclosed Rear Courtyard Garden
- Established Lawned and Paved Garden Areas
- Driveway, Large Single Garage, Garden Store
- Internal Area Approx. 2416 sq ft (including cellar)
- EPC Rating D





This beautiful Edwardian style home full of original features brings with it a sense of elegance and timeless appeal. On arrival you are greeted by the charming entrance hall, three reception rooms, classic style kitchen and downstairs shower room.

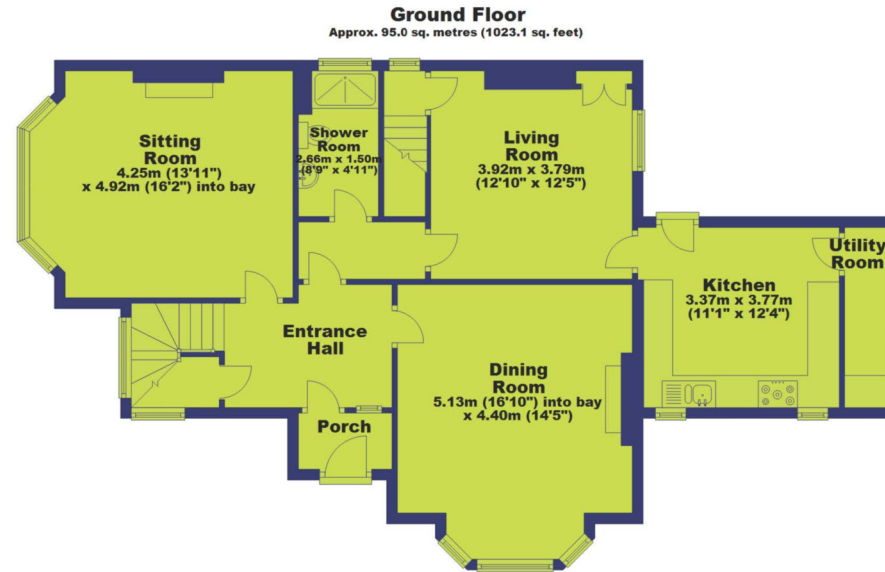
Turning firstly to the sitting room, a delightful place to relax, featuring a wood burning stove with ornamental fireplace and surround, a large bay window which not only floods the room with natural light but also offers an enchanting garden view. Moving onto the dining room, another bay window adds further character and the room is complemented by the working open fire with feature period fireplace, fitted cupboards and shelving. The door leading to the living room and kitchen creates a seamless flow between spaces. The kitchen has access to the delightful courtyard style garden and separate utility room. The kitchen is fitted with a classic range of units and appliances including a range cooker, tiled flooring and benefits from underfloor heating. The living room contains a large fitted cupboard and provides a great space for entertaining, everyday living and also gives access to the cellar which provides additional useful storage space.



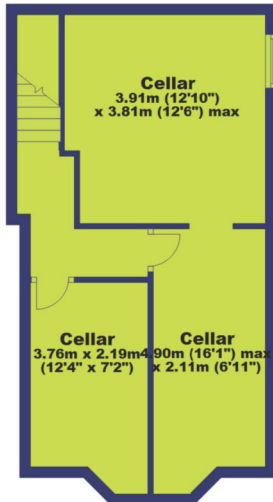
The stairs ascending to the first floor also add to the home's charm. The landing provides an abundance of storage and serves as a central hub for the bedrooms and bathroom. There are four double bedrooms each with their own unique character and the spacious family bathroom with separate shower, bath, wash hand basin and WC.

To the outside there is also a dedicated garden store for housing all your tools. The paved driveway providing parking for up to two cars. The private and established garden with its paved and grass areas, flowers, shrubs and trees offers a beautiful space for relaxation and tranquility. In addition, there is a large detached single garage (subject to necessary permissions) potential for conversion and side pathway leading to the front and rear of the property. A truly wonderful home with original wooden flooring virtually throughout, offers a perfect blend of character and an opportunity not to be missed.





Cellar
Approx. 39.1 sq. metres (420.6 sq. feet)



First Floor
Approx. 90.4 sq. metres (972.7 sq. feet)



Second Floor
Approx. 23.0 sq. metres (247.9 sq. feet)



Total area: approx. 247.5 sq. metres (2664.3 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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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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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Interested in this home?

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