

DISTINCTIVE  
HOMES  
by



# Thorncliffe Road

Mapperley Park Conservation Area, NG3 5BQ.

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A spacious and characterful semi-detached family home, ideally situated within the highly sought-after Mapperley Park Conservation Area. This impressive property combines generous proportions with a wealth of original features, offering a perfect blend of period charm and modern living.





Upon entering, you are welcomed by a large and inviting entrance hallway, complete with stylish tiled flooring, which sets the tone for the rest of the home. The elegant living room features a beautiful bay window that floods the space with natural light, alongside a striking feature fireplace and attractive wooden flooring. A separate dining room provides an ideal setting for entertaining, also benefiting from its own feature fireplace and a warm, traditional feel.

To the rear of the property is a well-appointed, modern breakfast kitchen, fitted with integrated appliances, ample storage solutions, and contemporary coloured splashbacks. The kitchen also has wet underfloor heating and provides access to a cellar, a versatile space that benefits from some natural light and offers excellent potential for storage or further use subject to any planning or building regulations approval.





The first floor hosts two generously sized double bedrooms, including a superb master bedroom with access to a private balcony. Both rooms offer excellent space and natural light. This level is further enhanced by a beautifully presented and spacious family bathroom, finished to a high standard.

The second floor comprises two additional double bedrooms, both well-proportioned and ideal for family living or home office use, along with a convenient shared shower room.

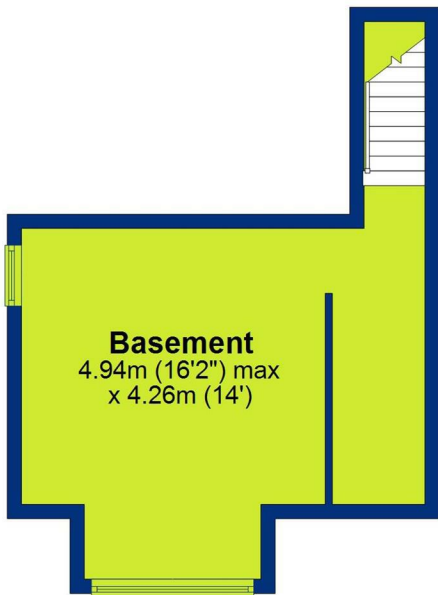
Externally, the property offers on-street parking, while to the rear there is a low-maintenance garden, perfect for relaxing or entertaining outdoors.

Well presented throughout, this wonderful home retains many original features and presents a fantastic opportunity for families seeking space, character, and a prime residential location.

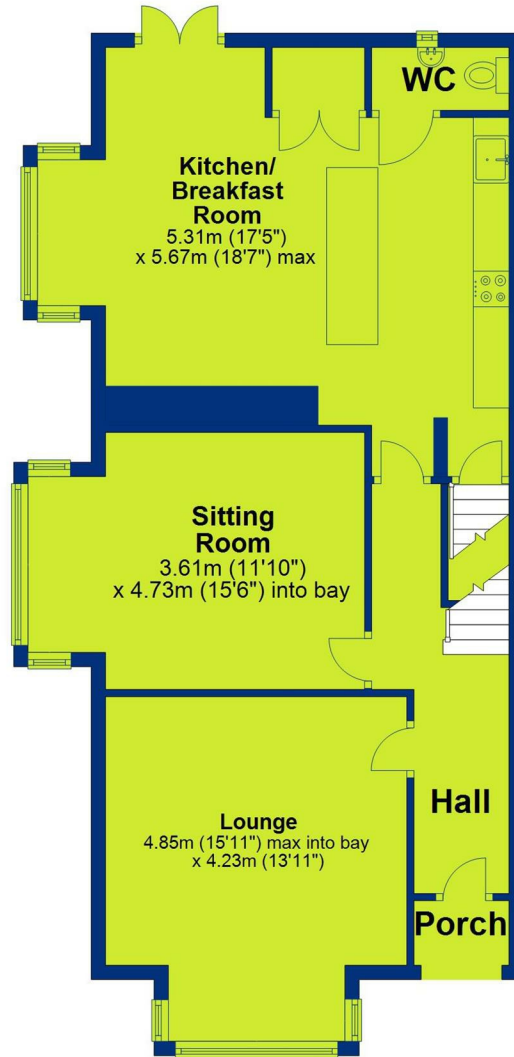




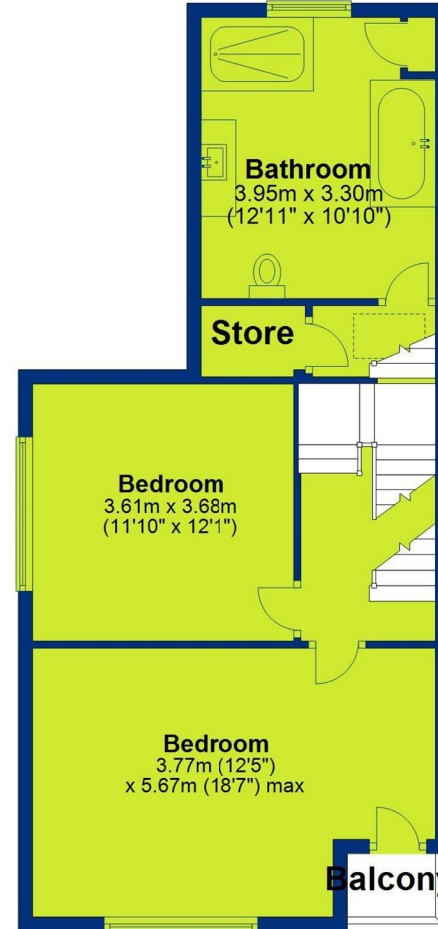
**Basement**  
Approx. 27.1 sq. metres (291.2 sq. feet)



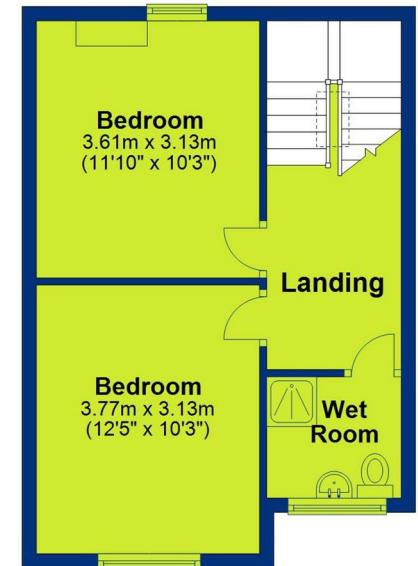
**Ground Floor**  
Approx. 80.3 sq. metres (864.7 sq. feet)



**First Floor**  
Approx. 57.8 sq. metres (622.3 sq. feet)  
(excluding Balcony)



**Second Floor**  
Approx. 36.7 sq. metres (395.4 sq. feet)



Total area: approx. 201.9 sq. metres (2173.6 sq. feet)



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(55-68) D		55	
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(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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## Interested in this home?

Call the FHP Living Distinctive Homes Team



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