



32 Elm Bank Drive
Mapperley Park | Nottingham | NG3 5AL

FINE & COUNTRY

32 Elm Bank Drive

- Charming Semi-Detached Character Property
- Originally Dating Back to Early 1900's
- Offering Approximately 2029sq.ft of Accommodation
- 3 Reception Rooms & Dining Kitchen
- 4 Bedrooms & 2 Bathrooms
- Enclosed Gardens with Off-Street Parking

THE PROPERTY

A charming and well-presented character property situated in the highly desirable and well-regarded Nottinghamshire suburb of Mapperley Park. This period home, originally dating back to the early 1800's, offers prospective purchasers the opportunity to acquire a generously proportioned family home offering extensive accommodation, well-maintained gardens and an enviable locality close to Nottingham City Centre. The property has been enjoyed as a family home since its current occupiers' purchase approximately 22 years ago and has undergone a number of tasteful and sympathetic cosmetic enhancements over these years to modernise the appearance whilst retaining many of the character features which give it its charm.









THE ACCOMODATION

Extending to approximately 2029sq.ft in all, 32 Elm Bank Drive offers characterful accommodation arranged over 3 floors. The property is accessed by the entrance hall which then leads on to a beautifully appointed country kitchen with a dining area overlooking the garden via a stunning bay window. An inner hall gives access to the majority of the remaining ground floor accommodation which comprises of; sitting room with a charming open fire and turret bay window, garden room suitable for a variety of uses, WC and a study leading off the sitting room. To the first floor there are 3 generous bedrooms and a family bathroom. On the second floor there is a large double bedroom with en-suite shower room.

GARDENS & GROUNDS

Externally, the property enjoys well-presented and walled gardens to 3 sides. Gated access leads on to the front of the home where there is generous off-street parking to be found via a gravel laid driveway. Established borders, mature trees and a lawned area further enhance the frontage. To the side of the property there is a block paved and bordered terrace providing a pleasant entertaining space off the garden room.

LOCATION

Mapperley Park conservation area is an extremely sought after suburb of Nottingham offering a pleasant mix of period and contemporary homes amongst tree lined avenues. It is within extremely easy reach of Nottingham City Centre (approximately fifteen minutes' walk) as well as the regions commercial and retail centres. There is also good access to Nottingham High Schools, Hollygirt Independent School and the city's universities and hospitals.

DISTANCES

Nottingham City Centre 1.5 miles
Nottingham Railway Station 2.5 miles
Nottingham High Schools 1 mile
Queens Medical Centre 3 miles
Nottingham City Hospital 2 miles
Nottingham University 3 miles

TENURE

Freehold.

SERVICES

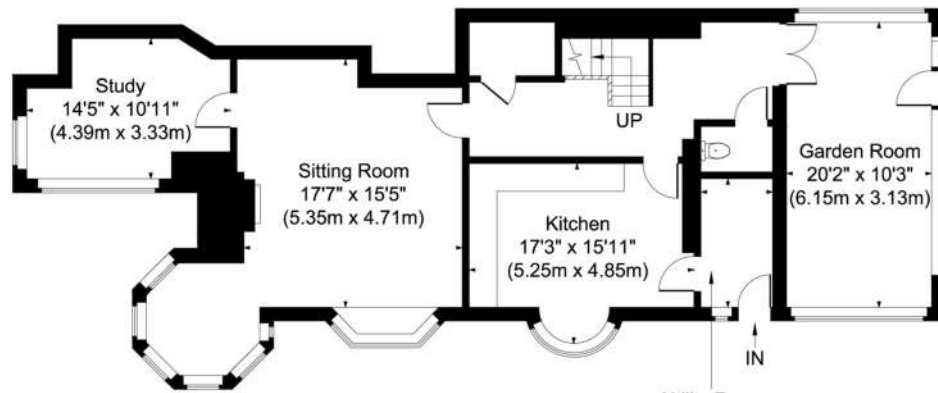
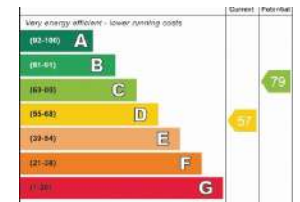
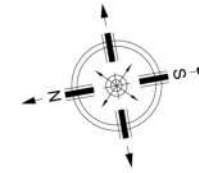
Mains electricity, gas, water, and drainage are understood to be connected.



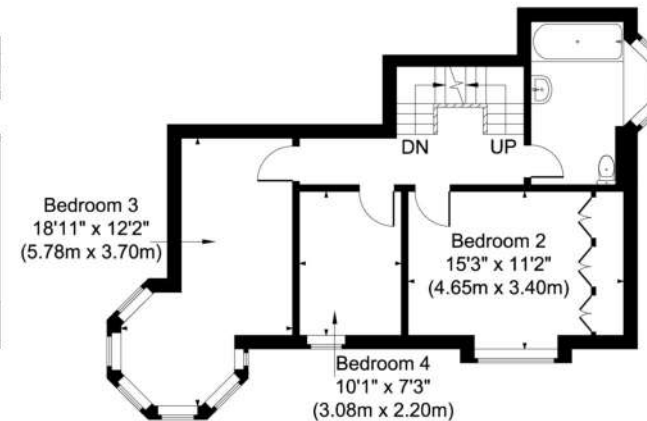
32 Elm Bank Drive, Mapperley Park
 Approximate Gross Internal Area = 188 sq.m/2029 sq.ft



Second Floor



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2019 Fine & Country Ltd. Registered in England and Wales Company Reg No 0C388579 Registered Office Address Chamwood Accountants, The Point, Granite Way, Mountsorrel, Leicestershire LE12 7TZ





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