

| Warwick Road | Mapperley Park || NG3 5ES

Robert Ellis
RESIDENTIAL



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Entrance Hallway

5'9 x 8'2 approx (1.75m x 2.49m approx)

Modern entrance door to the front elevation leading into the entrance hallway comprising double glazed windows to the front and side elevations, wall mounted double radiator, ceiling light point, LVT flooring, internal doors leading off to;

Cloakroom

6'3 x 6' approx (1.91m x 1.83m approx)

Double glazed window to the side elevation, low level flush WC, wall hung vanity wash hand basin with storage cupboards below, mosaic tiled splashbacks, chrome heated towel rail, ceiling light point, LVT flooring.

Open Plan Kitchen Lounge Diner

Kitchen Area

22'2" x 13'5" (6.78m x 4.09m)

A range of matching contemporary base units incorporating quartz work surface over, five ring Siemens induction hob with built in extractor hood above, one and a half bowl stainless steel sink, tiled splashbacks, integrated Siemens oven, integrated Siemens microwave oven with warming drawer below, integrated Siemens dishwasher, undercounter freezer, space and point for a freestanding fridge, wine cooler located within central island unit incorporating breakfast bar overhang, recessed spotlights to the ceiling, Velux roof lights providing ample daylight.

This bright and open space with LVT flooring opens out with access to extended lounge diner and additional large reception room, spiral staircase leading to lower level and bedrooms with panelled doors and archways leading through to;

Lounge Diner Area

17' x 27'1 approx (5.18m x 8.26m approx)

Recessed spotlights to the ceiling, ceiling light point, double glazed windows to the front and rear elevations, feature vertical radiators, spiral staircase leading to the lower level and bedroom level, doors leading out to raised seating area overlooking the garden.

Outdoor Seating Area

This outdoor seating area offers picturesque views over the south facing landscaped garden, with large format tiling to the floor, ceiling light points with covered canopy, glazed balustrades, access to dining area, bifold doors leading to extended spacious reception room.

Main Reception

36'1 x 34'7 approx (11.00m x 10.54m approx)

This spacious reception offers versatile living with picture windows over the south facing rear landscaped garden, bifold doors to outdoor seating area, double glazed door providing to raised paved patio area, engineered oak flooring, feature vertical radiator with additional feature radiator, wall light points, internal glazed door leading to the study, door to additional bedroom/reception room/annexe.

Bedroom Four/Potential Annexe

11'06 x 12'06 approx (3.51m x 3.81m approx)

Recessed spotlights to ceiling, wall mounted heater, engineered oak flooring, door leading to integral garage, step up to potential kitchen/living space.

Potential Kitchen/Living Space

8'09 x 7'10 approx (2.67m x 2.39m approx)

Roof lantern providing natural daylight, recessed spotlights to the ceiling, LVT flooring, open through to bedroom area, panelled door leading to en-suite shower room.

En-suite Shower Room

8'03 x 5'10 approx (2.51m x 1.78m approx)

Three piece suite comprising walk-in shower enclosure with electric shower above, low level flush WC, wall hung vanity wash hand basin, shaver point, feature tiled splashbacks, tiling to the floor, underfloor heating, recessed spotlights to the ceiling, extractor fan.

Study

18'09 x 9'09 approx (5.72m x 2.97m approx)

Double glazed door leading to extended reception, coving to the ceiling, ceiling light point, Velux roof light providing ample natural daylight, loft access hatch, internal door leading to the utility room.

Utility Room

26'2"16'4" x 32'9"9'10" approx (8'5 x 10'3 approx)

Double glazed window to the front elevation, a range of base units incorporating quartz worksurface over, ample additional storage cabinets, LVT flooring, recessed spotlights to the ceiling, panelled door leading through to kitchen, panelled floor leading through to integral garage, panelled door leading through to study.

Hallway

17'03 x 9'06 approx (5.26m x 2.90m approx)

Spiral staircase leading to main reception, wall mounted radiator, coving to the ceiling, ceiling light point, doors leading off to;

Bedroom One Lobby

4'03 x 4'07 approx (1.30m x 1.40m approx)

Panelled door leading to bedroom one, panelled door leading through to five piece bathroom suite.

En-suite Bathroom

11'07 x 8' approx (3.53m x 2.44m approx)

Double glazed window to the side elevation, semi-freestanding double ended bath, low level flush WC, his and hers sinks with storage cabinets below, walk through shower enclosure with mains fed rain water shower head above, chrome heated towel rail, shaver point, recessed spotlights to the ceiling, extractor fan, tiling to the walls, tiling to the floor.

Bedroom One

14'07 x 17' approx (4.45m x 5.18m approx)

Ceiling light point, built-in wardrobes providing ample additional storage space, feature vertical radiator, additional radiator, double glazed door providing access to the landscaped garden, double glazed window to the side elevation.

Bedroom Two

10'5 x 11'05 approx (3.18m x 3.48m approx)

Double glazed window to the side elevation, ceiling light point, coving to the ceiling, wall mounted radiator, built-in wardrobes.

Bedroom Three

11'09 x 7'05 approx (3.58m x 2.26m approx)

Double glazed door providing access to the landscaped garden with additional window to the side elevation ceiling light point, coving to the ceiling, wall mounted radiator, coving to the ceiling, built-in wardrobes.

Family Bathroom

5'04 x 6' approx (1.63m x 1.83m approx)

Three piece suite comprising panelled bath with mains fed shower over, wall hung vanity wash hand basin with storage cabinet below, low level flush WC, tiling to the walls, tiling to the floor, shaver point, recessed spotlights to the ceiling, extractor fan, chrome heated towel rail, electric under floor heating.

Storage Cupboard

4'11 x 6'02 approx (1.50m x 1.88m approx)

Wall mounted radiator, providing useful additional storage space.

Outside

The property benefits from sitting on a spacious corner plot with landscaped gardens to side and rear elevation.

Front of Property

To the front of the property there is a block paved driveway providing ample off the road vehicle hardstanding, wall and fencing to the boundaries with a secure gated driveway, canopy with recessed spotlights to ceiling, external lighting, external water tap, panelled door leading to utility, covered canopy incorporating recessed lighting, up and over door leading to integral garage.

Rear of Property

To the rear of the property there is a large south facing landscaped garden incorporating additional paved patio area, large garden laid to lawn, fencing hedging and mature trees to the boundaries creating private screening, mature plants and trees planted to the borders, large mature trees throughout the garden, external power, perfect space for hosting.

Integral Garage

20'8 x 18'06 approx (6.30m x 5.64m approx)

Up and over door to the front elevation, light and power, loft access hatch for additional storage space, electrical consumer units, gas and electric meter point, electric car charge point.

Agents Notes: Additional Information

Council Tax Band:

Local Authority: Gedling Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



A TRULY INDIVIDUAL AND SECLUDED HOME SET WITHIN APPROX. 0.35 ACRES IN THE HEART OF THE MAPPERLEY PARK CONSERVATION AREA.

Set behind remotely operated wooden gates, this substantial and private residence offers over 3,000 sq. ft. of versatile accommodation, exceptional leisure and entertaining space, and mature wraparound gardens in one of Nottingham's most sought-after tree-lined suburbs.

A block-paved driveway provides ample off-street parking and leads to an integral double garage. Once inside, you are greeted by a light-filled open plan living space with an immediate sense of space, flow, and connection to the surrounding gardens.

At the heart of the home is a beautifully appointed kitchen, fitted with a comprehensive range of base and wall units, a central island with quartz worktops, induction hob and extractor, double oven with additional steam oven, inset sink and drainer, and a double-width wine fridge. Just off the kitchen, a fully fitted utility/pantry offers additional storage and external access, while a further reception room—currently used as a home office—links the utility to the main living area and could suit a variety of uses.

The open plan layout continues into a generous dining and sitting area with pitched ceiling, inset lighting, and dual access onto a private wraparound balcony. This elevated outdoor space offers tranquil views over the mature gardens and brings the outside in, creating a seamless living experience.

A further reception room, framed by full-width bi-fold doors opening onto the balcony, offers a wonderful setting for relaxing or entertaining, with the versatility to adapt as your needs evolve.





Tucked off the main reception, a slightly elevated suite offers guest or annexe accommodation, complete with a bedroom, en-suite shower room and internal access to the garage.

The lower ground floor features three further bedrooms and two bathrooms. The principal suite is a generous double with direct access to the garden. The main family bathroom is finished in travertine tiling and features a walk-in shower, freestanding bath, twin basins, and W/C. Bedroom three is a further spacious double with built-in wardrobes, while bedroom four is a generous single. A second bathroom with bath, basin and W/C completes the accommodation.

Outside, the mature wraparound gardens offer a high degree of privacy, with a variety of established trees, planting, and lawned areas. A further terrace provides an ideal space for outdoor dining or relaxing in the sun.

Warwick Road is ideally positioned within the prestigious Mapperley Park conservation area, renowned for its leafy surroundings and elegant homes. Located just 1.5 miles from Nottingham city centre, the area is convenient for a wide range of shops, restaurants, and leisure amenities, and well-placed for excellent schooling including Nottingham High School and The Nottingham Free School. With strong transport links and proximity to both universities and hospital complexes, this is an exceptional location for families and professionals alike. Selling with the benefit of no upward chain.



For more information or to arrange a viewing call **0115 648 5485**

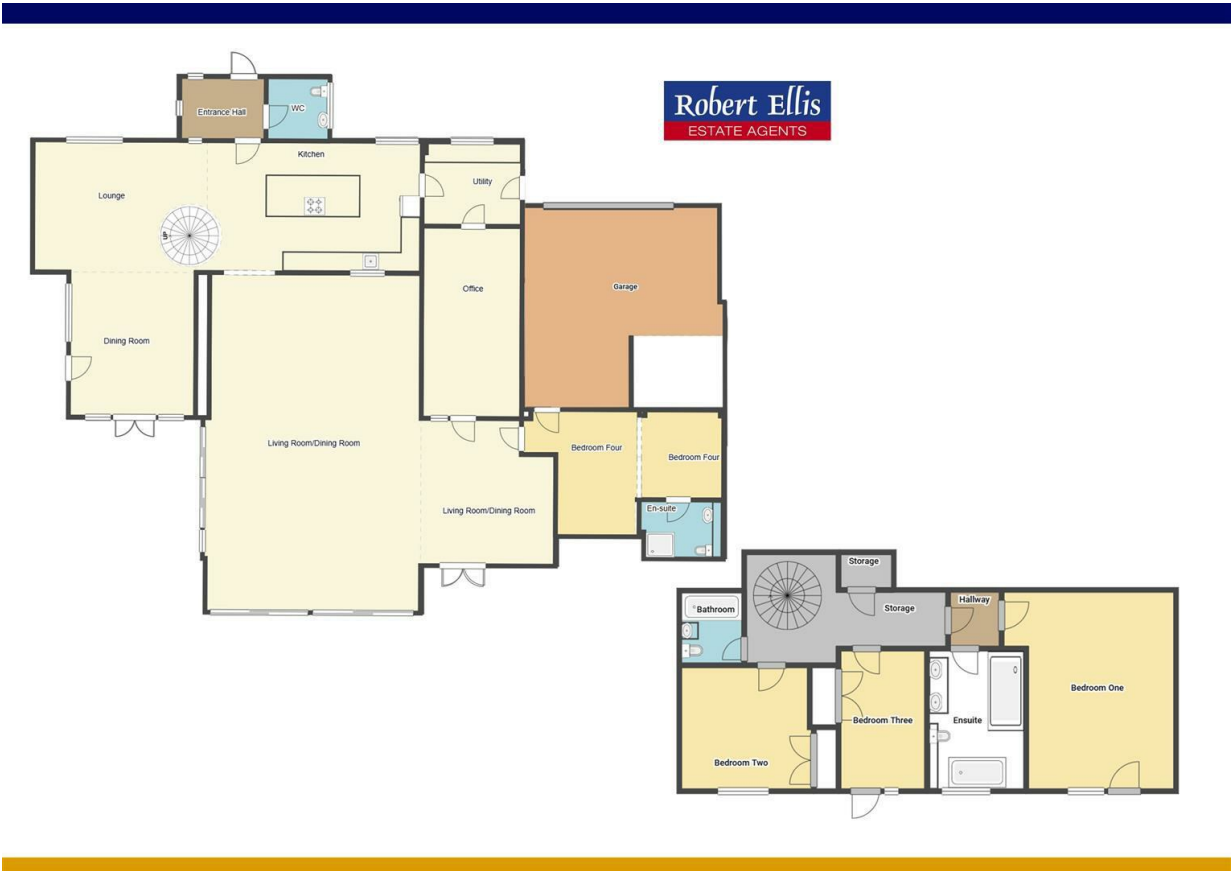
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Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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EU Directive 2002/91/EC		



Whilst every endeavour has been made to present a proper description of the property, these particulars do not in any way constitute either the whole, or any part, of an offer or contract. Any intending purchaser is advised to make their own independent enquiries and inspections.