

DISTINCTIVE
HOMES
by



Plains Road
Mapperley Park, NG3 5RF

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FHP Living feels privileged to be offering for sale this substantial detached property on popular Plains Road in Mapperley. Affording a wealth of potential, especially for those looking to modernise a spacious and character-filled home. With around 4,000 sq ft of space, it retains many features, including fireplaces in each of the four reception rooms, providing charm and character throughout.

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- Substantial Detached Home
- Character Property
- Popular Location
- Spanning Three Floors
- 7 Double Bedrooms
- 2 Bathrooms
- 4 Reception Rooms
- Large Entrance Hall
- Spacious Landing
- Kitchen & Utility
- Cloakroom/WC
- Many Features
- Approx. 4,000 Sqft of Space
- Approx 750 Sqft Coach House with Tandem Garage & 2 Storage Rooms
- Off Road Parking for Several Vehicles
- Established Rear Garden
- Tenure - Freehold





The property comprises; an elegant entrance hall with a cloakroom/WC, a kitchen with fitted units and appliances, and a utility room for additional functionality. The four reception rooms comprise, lounge, sitting room, dining and breakfast rooms offer versatility with various permutations of use.

On the first floor, there are four generously sized double bedrooms, a spacious landing, and a family bathroom equipped with both a bath and a shower and an extra separate WC. The second floor offers three more double bedrooms and an additional bathroom, further adding to the home's appeal for large families or those who need ample space.

A noteworthy feature is the 750 Sqft coach house, which includes a tandem garage, storage rooms, and a gardener's WC, offering added flexibility for various uses.

The exterior provides off-road parking for several vehicles, and an extensive establish rear garden that presents great opportunities for further landscaping, outdoor entertainment or space for development, subject to planning.

While the property requires modernisation, it presents a rare opportunity for a discerning purchaser to create a dream home in a desirable location, within easy reach of Mapperley Top's many amenities.





Ground Floor
Approx. 153.3 sq. metres (1650.6 sq. feet)



Second Floor
Approx. 83.3 sq. metres (896.5 sq. feet)



First Floor
Approx. 131.6 sq. metres (1416.6 sq. feet)



Outbuilding
Approx. 71.3 sq. metres (767.3 sq. feet)



Total area: approx. 439.5 sq. metres (4731.1 sq. feet)





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		
69-80	C		74 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

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Interested in this home?

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