

# Esher Grove

Mapperley Park  
Nottingham  
NG3 5DR

**Asking Price Of £795,000**



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0115 841 1155



- Detached Edwardian house with many original features
- Situated within the popular Mapperley Park Conservation Area
- Open views over the Cricket Ground to the rear
- Five bedrooms with master en-suite
- Living room with woodburning stove, separate Dining Room
- Breakfast Kitchen with French doors to terrace
- Utility Room, Downstairs Cloaks/WC
- Established South Facing rear garden with sun terrace
- Driveway for two cars
- EPC Rating C, approx 3,300 sq ft including Cellars/Workshop



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Esher Grove, Mapperley Park, Nottingham, NG3 5DR

## Key Features

Situated in the highly sought after Mapperley Park Conservation Area, known for its beautiful Edwardian architecture, and positioned within two miles of Nottingham City Centre and its associated amenities, viewing is highly recommended. FHP Living feel privileged to be offering for sale this spacious, light, airy and well-appointed property, offering many original features which add to its character and charm, with three floors of living space, and five bedrooms. This property has the added benefit of backing onto the local cricket ground with open views. The layout is well designed, with separate living and dining rooms, as well as a breakfast kitchen with access to the garden, providing a great space for both entertaining and everyday living. The inclusion of a utility room is also a practical feature. The first floor provides three bedrooms and a family bathroom with a walk-in shower, underfloor heating and mood lighting. The master bedroom features an en-suite bathroom, also with a walk-in shower. The two additional bedrooms on the second floor offer some flexibility in how the space can be used, such as for guest bedrooms or home offices.

The cellars provide valuable additional storage/workshop space or, subject to all necessary permissions, potential for conversion. With a total size of approximately 3,300 sq. ft including the cellars, the property offers a generous amount of space which will appeal to the discerning purchaser. To the outside, there is a driveway for two cars and small front garden, and an established garden to the rear with a private access gate to the cricket field. Overall, the property offers a combination of traditional charm and modern amenities, making it an attractive option for those seeking a spacious and well-equipped home within the Mapperley Park Conservation Area.

These sales particulars have been prepared by FHP Living on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst FHP Living have taken care in obtaining internal measurements, they should only be regarded as approximate. Purchaser information - Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, FHP Living require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to FHP Living instructing solicitors in the purchase or the sale of a property.



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## Esher Grove, Mapperley Park, Nottingham, NG3 5DR



Total area: approx. 306.9 sq. metres (3303.7 sq. feet)

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### *Interested in this home?*

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road  
West Bridgford  
Nottingham  
NG2 6AU

1 Weekday Cross  
The Lace Market  
Nottingham  
NG1 2GB

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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