

# Ebers Road

Mapperley Park  
Nottingham  
NG3 5DY

**Asking Price Of £525,000**



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0115 841 1155



- Handsome Semi-Detached Home
- Popular Location
- Spanning Three Floors
- Five Bedrooms
- Family Bathroom
- Entrance Hall with Cloaks/WC
- Lounge with Bay Window
- Superb Spacious Family Dining and Modern Kitchen with Island Units
- Bi-folding Doors
- Off Road Parking Space
- Garden with Terrace
- Internal Area Approx. 2000 sq ft
- EPC Rating E



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## Key Features

FHP Living feels privileged to offer for sale this well-presented family home, boasting over 2,000 sqft of space, including cellars. This handsome property offers accommodation which has been creatively arranged over three floors, affording the comfort and convenience that one would expect from a home of this calibre.

The ground floor welcomes you with an entrance hall featuring a staircase ascending to the upper floors and a cloakroom/WC for guests' convenience. The lounge, adorned with a bay window, allows natural light to flood the space, highlighting the elegant ornamental fireplace and creating a warm and inviting atmosphere.

The heart of this home is undoubtedly the spacious family dining kitchen. This impressive space is fitted with a range of modern units and appliances, including a large complimentary island unit, perfect for meal preparation and casual dining. The attractive flooring and bi-folding doors seamlessly connect the indoor living space to the terrace and garden, making it ideal for entertaining and family gatherings.

Ascending to the first floor, you will find three bedrooms. The master of which features a bay window that allows light to pour in, creating a bright and airy feel. A modern bathroom suite serves this level, offering both style and functionality.

The second floor provides two additional bedrooms, offering flexibility for a growing family, guest accommodations, or even a home office.

Externally, the property includes off-road parking at the front for one car, complemented by a small adjacent garden area. The rear garden and terrace provide a private outdoor space for relaxation and entertainment.

This property beautifully combines some elegant period features with modern amenities, creating a stylish and comfortable family home in a desirable location

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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### 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		
69-80	C		73 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

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