

77 Cyprus Road

Mapperley Park
Nottingham
NG3 5ED

Offers In Excess Of £499,950



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0115 841 1155



- Detached traditional house
- In need of modernisation
- Four bedrooms
- Living room/ dining room
- Kitchen and utility
- Highly regarded school catchment area
- Close to local amenities and transport links
- Viewing essential!
- Council Tax Band - F
- Tenure - Freehold



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Key Features

Situated in the delightful Mapperley Park conservation area, this charming four-bedroom detached property offers an exciting opportunity for refurbishment, making it ideal for those seeking to create a bespoke family home in one of Nottingham's most desirable residential locations. Positioned on the popular Cyprus Road, the property is within easy reach of the Nottingham city centre, with its excellent amenities, including shops, restaurants, and transport links.

Ground Floor:

Entrance Porch: Welcoming entrance leading into the home. **Hallway:** A characterful space featuring panelled walls that add to the property's charm.

Lounge/Dining Room: A generously proportioned reception room, complete with a feature fireplace as a focal point and French-style doors opening onto the rear garden, creating a light-filled and inviting living space.

Separate kitchen fitted with a range of units and offering scope for modernisation to suit contemporary tastes.

Utility Room: Conveniently located off the kitchen, providing additional storage and workspace and allows access to the integral garage.

First Floor:

Four bedrooms, offering flexibility for family living or potential for a home office or hobby space. One of the bedrooms benefits from an en-suite shower room.

Bathroom: A family bathroom with the added practicality of a separate WC.

Front Exterior:

The property boasts a fore garden with established greenery, along with off-road parking and a small integral garage for secure storage or parking. **Rear Garden:** An established garden at the rear, offering ample space for outdoor relaxation, gardening, or entertaining.

This property provides an excellent chance to modernise and personalise with modern comforts. The sought-after location, spacious layout, and potential for enhancement make it a great find in Mapperley Park.





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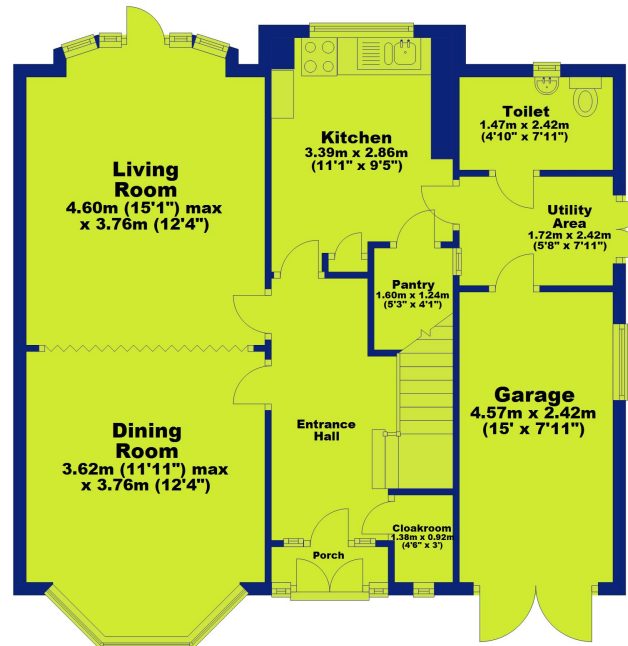
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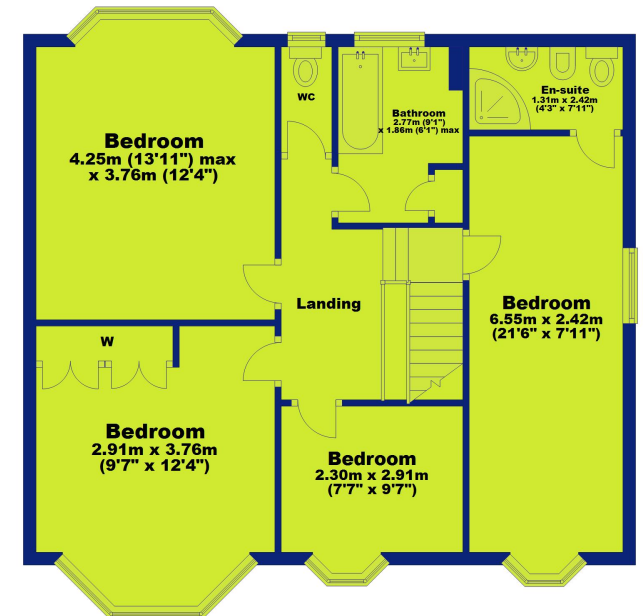
Ground Floor

Approx. 76.8 sq. metres (826.9 sq. feet)



First Floor

Approx. 74.1 sq. metres (797.9 sq. feet)



Total area: approx. 151.0 sq. metres (1624.8 sq. feet)



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Interested in this home?

EPC TO FOLLOW

Contact the FHP Living Team on 0115 841 1155

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West Bridgford
Nottingham
NG2 6AU

1 Weekday Cross
The Lace Market
Nottingham
NG1 2GB

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