

9 Carisbrooke Avenue

Mapperley Park
Nottingham
NG3 5DT

Guide Price £895,000



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- Four-bedroom detached family home
- Kitchen diner, lounge and snug
- Family bathroom, two en-suites, shower room and downstairs WC
- Utility room and boot room
- Attic room/ study/ potential bedroom five
- Conservatory/garden room
- Well-presented throughout
- Viewing essential!
- Council Tax Band - G
- Tenure - Freehold



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9 Carisbrooke Avenue, Mapperley Park, Nottingham , NG3 5DT

Key Features

Perched in a commanding position with elevated views from the upper floors, this exquisite home, built in the early 20th century, spans over 2,800 sq ft and is thoughtfully arranged across three floors. Brimming with character and timeless charm, it offers a wealth of features sure to captivate the discerning buyer.

Nestled within the picturesque conservation area of Mapperley Park, the property enjoys a tranquil setting while remaining within easy reach of the city centre and its many amenities.

This exceptional detached family home, showcases a host of elegant features. Stepping inside, the entrance hall greets you with original wooden flooring, intricate ceiling cornicing, a gracefully ascending staircase, and a cloaks/WC.

The beautifully styled lounge, accessed off the entrance hall, boasts decorative wall panelling, ornate ceiling cornicing, an attractive ornamental fireplace, and a charming bay window that floods the space with natural light.

The generous dining kitchen is fitted with a range of high-quality units and integrated appliances, complemented by an island breakfast bar, ceiling cornicing, and a large window inviting in ample daylight. This seamlessly flows into the bright and airy conservatory, which opens onto the beautifully landscaped gardens.

Additional ground floor features include a cozy snug, a rear entrance/boot room, and a practical utility room.

Ascending to the first floor, four well-proportioned bedrooms await, including a master suite with a stylish en-suite shower room. A second en-suite serves one of the guest bedrooms, while a well-appointed family bathroom completes this level. A striking spiral staircase leads to the second-floor attic room, which enjoys far-reaching views and currently serves as a study. With its own en-suite, this versatile space could also function as an occasional bedroom.

Outside, the home is enveloped by stunning landscaped gardens, featuring a manicured lawn, vibrant borders, and well-stocked flower beds. A driveway provides ample off-road parking, alongside a carport and garage.

Early viewing is highly recommended to fully appreciate this remarkable home.





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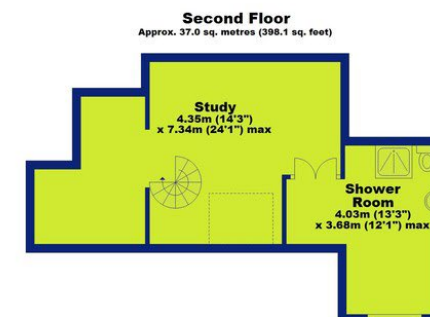
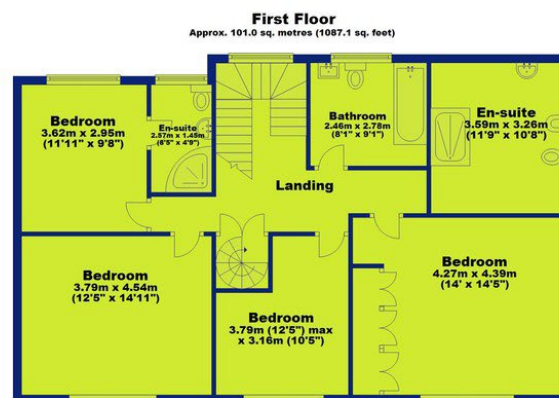


Video



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Total area: approx. 265.3 sq. metres (2855.5 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		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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