

DISTINCTIVE
HOMES
by



Warwick Road
Mapperley Park, NG3 5ES

www.fhpliving.co.uk

Warwick Road

Mapperley Park, NG3 5ES

FHP Living is proud to present this exceptional property for sale, located in the highly sought-after Mapperley Park area.

www.fhpliving.co.uk





Renowned for its characterful homes and picturesque, leafy surroundings, Mapperley Park offers the perfect balance of peaceful living and easy access to the bustling city centre.

This charming semi-detached home seamlessly combines period features with modern amenities, creating an inviting and stylish living space. Elegant fireplaces, wooden flooring, Farrow & Ball colour scheme and intricate ceiling corning add a touch of timeless charm throughout, while the picture windows and balcony provide delightful spots to take in the serene garden views. Practicality is enhanced with the inclusion of cellars, laundry and utility rooms, and a garage.

Arranged over three floors, the property offers generous living space, making it a fantastic opportunity for a discerning buyer. As you enter, the attractive entrance hall features wooden flooring, ceiling corning, and a striking feature staircase, with a convenient WC off the hallway. The spacious lounge exudes elegance, with a beautiful fireplace, wooden flooring, and ceiling corning. A small extension provides additional living space and offers views of part of the garden, allowing natural light to flood the room.





The family dining kitchen is a standout feature of the home, equipped with modern units, granite work surfaces, a feature island, and integrated appliances, offering both style and functionality. The generous dining area includes its own attractive fireplace, wooden flooring, and ceiling cornicing, with a large glazed door leading out to the rear terrace and garden, perfect for entertaining or relaxing outdoors. There is also a utility area and a storage cupboard on the ground floor, adding convenience and practicality.

On the first floor, you'll find three well-proportioned bedrooms, one of which benefits from access to a private balcony. The stylish first-floor bathroom offers a suite with both a bath and a separate shower. The second floor provides two additional bedrooms, with one featuring a built-in storage cupboard. A modern bathroom is located off the second-floor landing, completing the accommodation.

Additional spaces within the property include cellars for extra storage, an external laundry/utility room, and an outdoor WC, offering even more practicality. Outside, the mature gardens are predominantly laid to lawn, with a paved terrace, pathway, pond, and various shrubs and trees. A garage situated at the front of the property adds to the convenience.



Located just two miles from Nottingham city centre, this substantial home offers the perfect blend of suburban peace and urban accessibility. With period charm and modern touches, this property represents a fantastic opportunity for those seeking a characterful home in a prime location.





Total area: approx. 300.3 sq. metres (3232.8 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.

www.fhpliving.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

FHP, their clients and joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contact and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and FHP have not tested any service, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Figures quoted in these particulars may be subject to VAT in addition. 09/11



Interested in this home?

Call the FHP Living Distinctive Homes Team



Jason Cook
Mobile: 07876 396 010
jason@fhpliving.co.uk

T: 0115 841 1155

23 Bridgford Road
West Bridgford
Nottingham NG2 6AU

1 Weekday Cross
The Lace Market
Nottingham NG1 2GB