

DISTINCTIVE
HOMES
by



Yew Close,
Off Private Road, Mapperley Park Conservation Area, NG5

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Yew Close

Off Private Road, Mapperley Park Conservation Area, NG5

FHP Living is delighted to present for sale this spacious and beautifully maintained detached residence, ideally located in the Mapperley Park conservation area and within easy reach of Nottingham city centre, with its wide array of shops, restaurants, bars, and entertainment options.

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Tucked away at the beginning of a peaceful residential cul de sac off the prestigious Private Road, this attractive home offers a rare blend of tranquillity and convenience. It is perfectly suited to families, professionals, or anyone seeking a spacious property in a serene yet well-connected location.

Positioned on a well-established corner plot, the home enjoys excellent curb appeal, enhanced by mature gardens and carefully landscaped outdoor areas. The interior begins with a spacious and welcoming entrance hall, which includes direct internal access to the integral double garage-adding a layer of everyday practicality.

The main lounge is bright and airy, flooded with natural light, and offers generous proportions that can easily accommodate various furniture arrangements, making it ideal for both relaxing and entertaining. The dining kitchen, very much the heart of the home, is fitted with sleek, contemporary cabinetry and integrated appliances. It offers plenty of space for family meals or entertaining guests and flows seamlessly into a separate utility room that provides valuable storage and laundry facilities.





An inner hallway leads to two ground-floor bedrooms, which could serve a range of uses-from guest rooms to a potential master suite, or even a home office. A modern, recently refurbished full family bathroom adds to the convenience and style of the ground floor.

Upstairs, a central landing provides access to two further large bedrooms, each with the addition of their own shower room, allowing for flexible family living across both levels.

Externally, the property sits proudly within a private and mature garden. A well-kept lawn is bordered by established trees, shrubs, and bushes, while a charming patio area provides the perfect setting for summer dining or unwinding in peaceful surroundings. The integral double garage not only offers secure parking and storage, with a fully boarded and accessible roof space with lighting and electrics, but also presents potential, subject to the relevant planning permissions.

With its versatile layout, generous accommodation, and highly desirable location, Yew Close offers an outstanding opportunity to secure a quality home in a sought-after residential area.

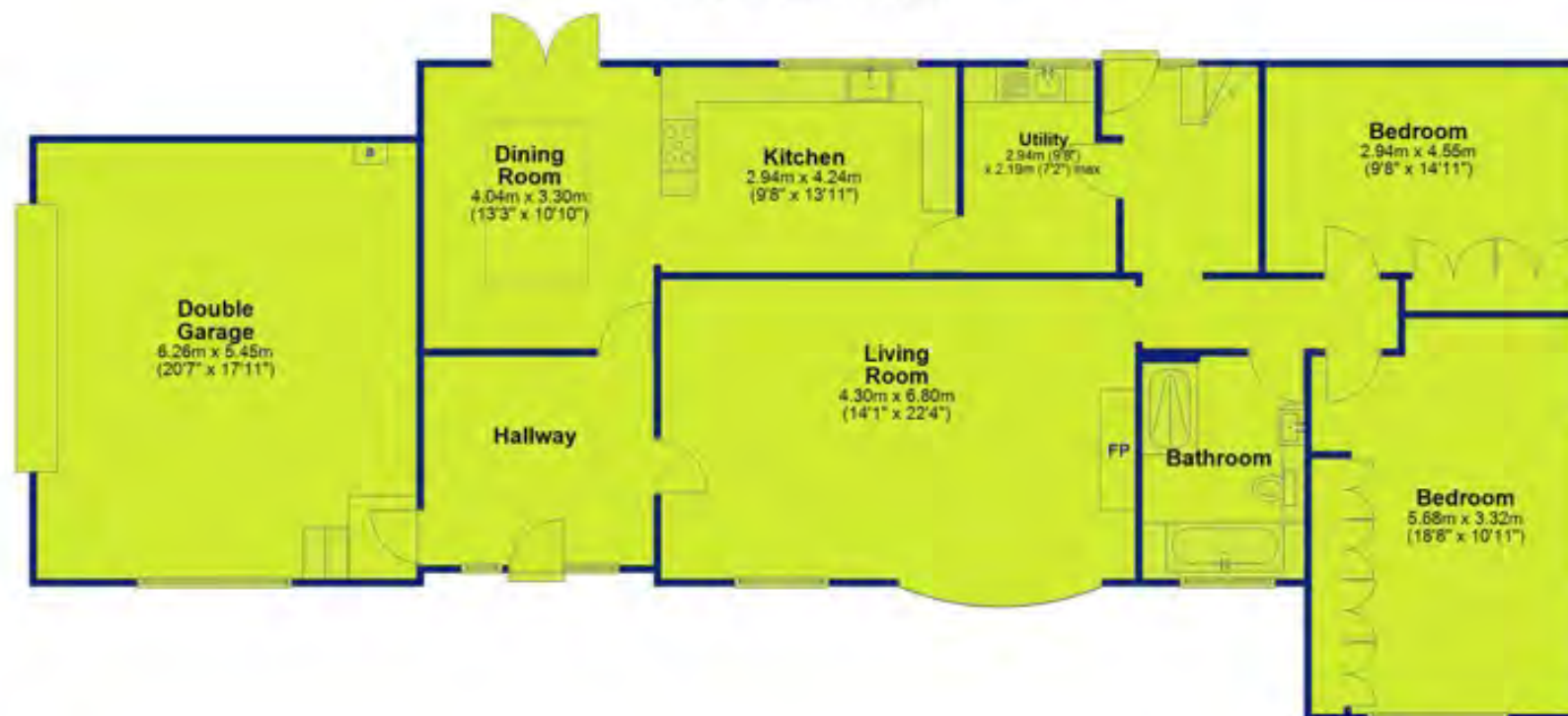
Early viewing is strongly recommended to fully appreciate the lifestyle and comfort this delightful home provides.





Ground Floor

Approx. 164.0 sq. metres (1765.6 sq. feet)



First Floor

Approx. 50.6 sq. metres (544.5 sq. feet)





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

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Interested in this home?

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