

DISTINCTIVE
HOMES
by



Private Road
Sherwood, NG5 4DD

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An Exceptional Five-Bedroom Period Residence on Private Road, Nottingham. Located within the Mapperley Park Conservation Area, one of the area's most desirable addresses, this elegant semi-detached period home is a delightful gem that seamlessly blends timeless architectural features with thoughtful modern updates.

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Situated on the exclusive Private Road, this property offers discerning buyers a chance to acquire a truly special home within close proximity to both the charming amenities of Sherwood and the dynamic heart of Nottingham city centre.

Upon entering, the spacious hallway sets the tone, showcasing high ceilings, intricate corning, and a beautifully preserved staircase-hallmarks of a refined era. The formal lounge is a standout feature, with its architectural detail, natural floorboards and built in shelving. You will also find a wood burner for cosy winters and a large bay window that bathes the room in natural light.

To the rear of the property lies the split-level broken-plan dining kitchen reception, a modern and social space perfect for contemporary family life. Fitted with a stylish range of cabinetry and integrated appliances, the kitchen flows naturally into a bright and airy dining area with direct access to the rear terrace-ideal for alfresco dining and summer entertaining. The kitchen also opens directly into the second reception/dining room, which also features expansive windows and original details, creating an ideal space for entertaining or formal gatherings. This space can be divided from the kitchen with a feature sliding wall.

The kitchen benefits from a utility, with pantry space and room for a washer and dryer. From here you can gain entry to the large cellar which spans the rear of the house.





The ground floor also features a convenient cloakroom and a large store room beneath the stairs, currently used to store coats and shoes.

Upstairs, the first floor offers two generous double bedrooms, filled with natural light. The family bathroom is well-appointed with a modern suite and quality finishes. The second bedroom features an ensuite shower room.

On the second floor, you'll find three further double bedrooms, offering flexibility for growing families, home offices, or guest accommodation. This floor also features a shower room with walk in shower.

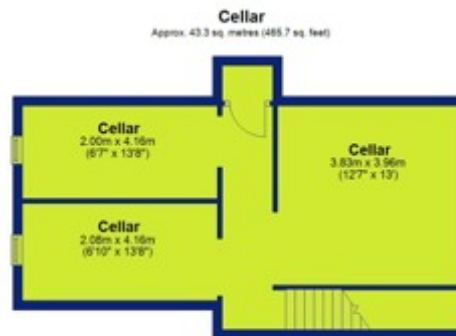
Externally, the property continues to impress. A private driveway provides off-street parking, a premium feature in such a sought-after location. To the rear, the split-level garden has been landscaped to provide areas for both play and relaxation. Private Road is widely regarded as one of the most exclusive and well-established residential streets in the area. Its leafy surroundings and large homes attract families and professionals alike.

Residents enjoy the perfect balance of suburban peace with urban convenience, being within walking distance to Sherwood's independent shops and cafes, as well as convenient access to the city centre via excellent transport links.

This home offers an unmatched combination of space, style, and setting-ideal for buyers seeking a unique and versatile residence in one of Nottingham's finest neighbourhoods







Total area: approx. 277.5 sq. metres (2967.3 sq. feet)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	75 C
39-54	E		
21-38	F		
1-20	G		

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Interested in this home?

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