

DISTINCTIVE
HOMES
by



Mapperley Hall Drive

Mapperley Park, NG3

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FHP Living proudly presents this impressive detached residence, nestled behind secure electronic gates in the heart of Nottingham's exclusive Mapperley Park Conservation Area.

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Spanning approximately 7,000 sq ft (including the garage and basement area) and set within a generous plot approaching one acre, this is a home that offers space and seclusion in equal measure.

Perfectly positioned around two miles from Nottingham's dynamic city centre and its transport links-including the historic train station-this striking home delivers both tranquillity and convenience. Rarely does a property of such stature and versatility come to market in this highly sought-after location.

Creatively arranged over three floors-including a basement level with integral garage-this property has been thoughtfully designed to accommodate both entertaining and comfortable family living. From the moment you step into the elegant entrance hall, you're greeted with impressive proportions and sophisticated detailing. The hallway opens onto a stylish bar and entertaining area, complete with bi-folding doors that open onto the gardens, making it an ideal space for hosting guests year-round.





The ground floor further comprises two spacious reception rooms, both ideal for formal and informal gatherings, a study perfectly suited for remote working or use as a home library, and a modern kitchen featuring quality cabinetry, sleek worktops, and a range of integrated appliances. There is also a formal dining room, a utility room, and a guest cloakroom/WC.

One of the standout features of this residence is the superb indoor pool complex. Designed with relaxation and wellness in mind, the complex includes a swimming pool, Jacuzzi, kitchen area, changing room, toilet, and plant room. Large bi-folding doors allow the entire space to seamlessly connect with the outdoor areas, making it perfect for summer enjoyment.

Upstairs, the bedroom accommodation is spacious and well-appointed. There are four bedrooms, each thoughtfully designed with comfort in mind, along with three bath/shower rooms, including two en-suites. The lavish master suite features walk-in wardrobes and a delightful en-suite bathroom, creating a private sanctuary within the home.

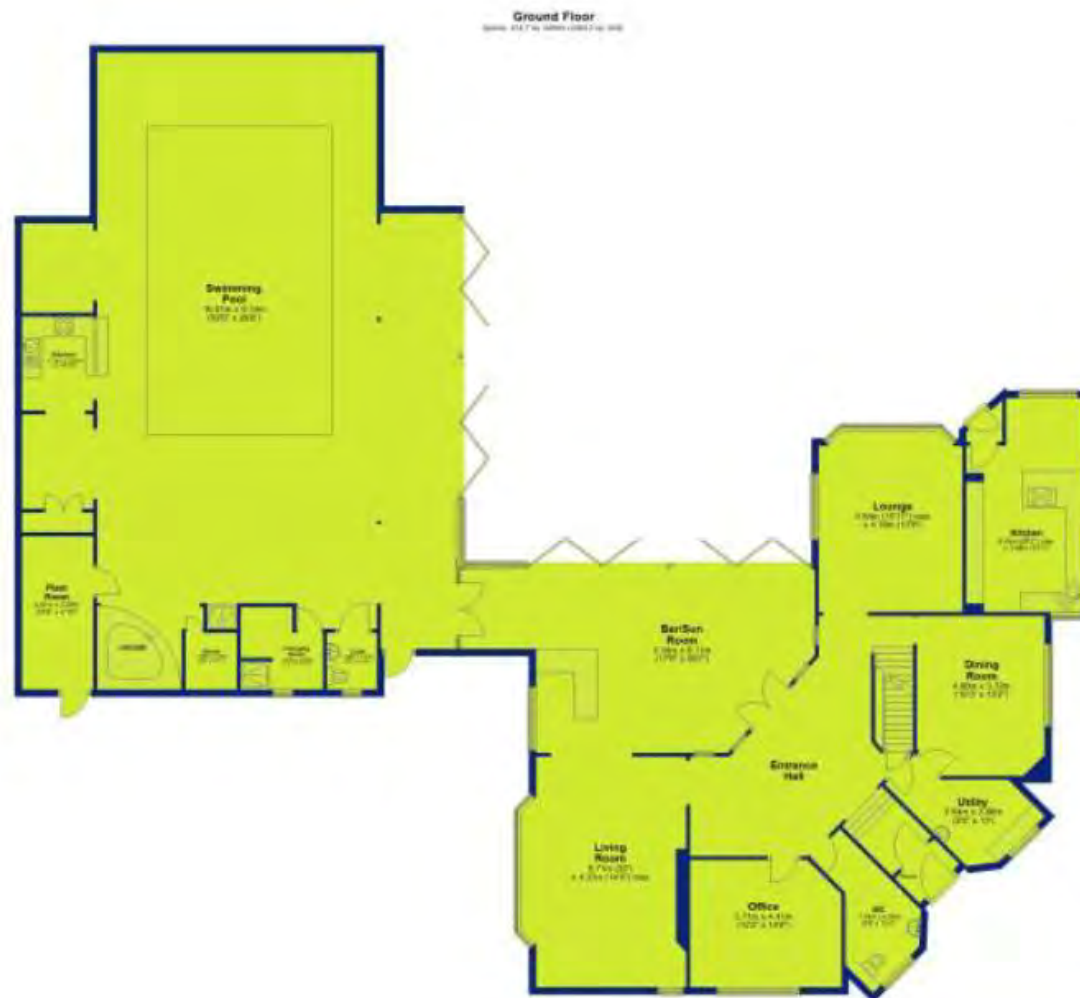
The basement level includes a large integral garage offering secure parking, with ample room for storage or potential further development, subject to the necessary permissions.

Occupying a generous plot, the grounds are as impressive as the home itself. Approached via a gated driveway, the property provides secure parking for multiple vehicles. The beautifully landscaped gardens include a private tennis court, ideal for active families or those who enjoy outdoor recreation. A variety of spaces and seating areas are thoughtfully placed throughout the grounds to provide options for sun, shade, and privacy.

This is an exceptional opportunity to acquire a remarkable home in one of Nottingham's finest locations. With its vast space and amenities, this residence is perfectly suited to discerning buyers seeking a blend of elegance, comfort, and lifestyle.







Total area: approx. 558.2 sq metres (6042 sq feet)



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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	77 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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