

Mapperley Hall Drive

Mapperley Park
Nottingham
NG3 5EP

Guide Price £535,000



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0115 841 1155



- Desirable Mapperley Park conservation area
- Spacious lounge with bay window, cornicing, fireplace & French doors
- Generous dining room with stained glass & solid-fuel fireplace
- Semi open-plan kitchen with granite tops, bespoke units & garden views
- Master bedroom with bay window & ornate cornicing
- Third bedroom with balcony & built-in shelving
- Traditional bathroom with bath, shower, stained glass & storage
- Gated off-road parking / Courtyard-style rear garden with paths, seating & lush greenery
- EPC Band / Council Tax Band E
- Freehold



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Key Features

Situated in the delightful conservation area of Mapperley Park, this charming property lies within relatively easy reach of both the vibrant amenities of Sherwood and Nottingham city centre, with its excellent transport links.

Brimming with period features and character throughout, the accommodation briefly comprises:

A beautiful stained glass entrance door opens into a welcoming hallway, complete with a decorative staircase rising to the upper level and access to a convenient under-stairs WC. The spacious lounge is accessed via open-plan entry and features a large bay window, high ceilings with ornate cornicing, an elegant fireplace, built-in shelving in the alcove, and French-style doors leading to the rear garden.

The dining room is generously sized and showcases two striking arched stained glass windows, along with two additional large glazed arches overlooking the courtyard style garden. Ornate cornicing and a delightful fireplace with an inset solid-fuel burner add further charm. The space flows semi-open plan into the kitchen, which features light granite work surfaces, bespoke classic units, integrated appliances, and views of the landscaped rear courtyard style garden.

Upstairs, the stained glass windows continue to impress as the staircase ascends to a spacious landing. The master bedroom boasts a large bay window flooding the room with natural light, along with ornate ceiling cornicing. The guest bedroom features a beautiful ornamental fireplace and decorative cornicing, while the third bedroom, situated to the rear, includes French-style doors opening onto a small French style balcony, built-in shelving, and attractive ceiling detailing.

The bathroom offers traditional styling with ceiling cornicing, a classic bathtub, ornate wash basin, separate shower, and two beautiful arched stained glass windows, plus built-in storage. A separate WC is located just opposite.

Externally, the property benefits from off-road parking and a beautifully paved forecourt with well-established beds, full of mature plants and shrubs-a true delight. A side path leads to the rear courtyard-style garden, which continues the same enchanting theme, offering a variety of attractive planting, meandering paths, and peaceful seating areas-perfect for enjoying the outdoors in style and privacy.





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Nottingham
NG2 6AU

1 Weekday Cross
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Nottingham
NG1 2GB

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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