

DISTINCTIVE
HOMES
by



Tavistock Drive,
Mapperley Park, NG3 5DU

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Nestled within the prestigious and highly sought-after Mapperley Park Conservation Area, this substantial six-bedroom detached period residence represents a rare opportunity to acquire a home of both distinction and scale.

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Extending to around 2,400 sq. ft. of well-planned living accommodation, in addition to extensive cellarge, the property successfully combines elegant period features with the requirements of modern family living. Its privileged position, directly backing onto the local cricket field, ensures a peaceful and attractive green outlook, while still offering superb convenience for day-to-day life. The independent shops, bars, and restaurants of Sherwood are within easy reach, and Nottingham City Centre lies only a short distance away, providing excellent connectivity for both families and professionals alike.

From the moment you step inside, the sense of space and character is immediately apparent. The welcoming entrance hall, with its classic proportions, serves as the central axis of the home, providing access to the principal reception rooms, the staircase to the upper floors, and the useful cellars below, where two of the large basement rooms are full height and offer excellent potential to be converted into a gym, playroom, or even a home cinema.

The dining kitchen, fitted with an extensive range of units and integrated appliances, opens directly onto the rear garden, making it a true heart of the home – perfect for family meals, casual entertaining, and relaxed gatherings. Two generously proportioned reception rooms retain a wealth of period character and detail, each offering versatile living space suited to both formal entertaining and comfortable everyday use.





A separate utility room adds further practicality, housing laundry facilities and providing valuable additional storage.

The accommodation across the upper floors is equally impressive. On the first floor, four well-sized bedrooms are arranged to offer flexibility for family living, complemented by a tastefully appointed family bathroom and an additional shower room, ensuring practicality for busy households. Ascending to the second floor, two further bedrooms create a private retreat, with one benefitting from its own en suite shower room and access to useful eaves storage. This floor lends itself ideally to a teenager's suite, dedicated guest accommodation, or as a tranquil home office away from the main living areas.

Externally, the property is equally appealing. A forecourt to the front provides off-road parking for residents and visitors alike, enhancing convenience. To the rear, the mature and well-stocked garden offers both seclusion and a delightful connection with nature, backing directly onto the cricket field. The setting provides a rare combination of privacy and openness, creating an outdoor space that is ideal for family activities, summer entertaining, or simply unwinding in a peaceful and verdant environment.



This handsome period residence not only offers generous and flexible accommodation across three floors but also an exceptional location, combining the tranquillity of Mapperley Park with the accessibility of Nottingham's amenities. It is a property that must be viewed to be fully appreciated, offering an outstanding opportunity for buyers seeking space, character, and a prestigious address.



Basement

Approx. 99.8 sq. metres (1074.6 sq. feet)



Ground Floor

Approx. 98.4 sq. metres (1059.4 sq. feet)



First Floor

Approx. 85.1 sq. metres (916.3 sq. feet)



Second Floor

Approx. 43.4 sq. metres (467.3 sq. feet)



Total area: approx. 326.8 sq. metres (3517.6 sq. feet)



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21-38	F		
1-20	G		

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Interested in this home?

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