

DISTINCTIVE
HOMES
by



Private Road
Mapperley Park, NG5 4DB

Private Road

Mapperley Park, NG5 4DB

Situated on a sought-after private road, this charming residence enjoys an enviable position between Mapperley Park and Sherwood, offering the best of both worlds peaceful surroundings with convenient access to Sherwood's amenities and Nottingham's vibrant city centre.

www.fhpliving.co.uk





Set on a generous plot approaching one-third of an acre, the property offers spacious accommodation extending to approximately 2,800 sq. ft. (including the garage). Brimming with classic comfort, the layout is well-designed for modern family living.

The entrance porch opens into a welcoming hallway with a cloaks/WC. At the heart of the home is a spacious dining kitchen, fitted with a range of modern units and integrated appliances, alongside a utility room with additional fitted storage and an adjacent pantry.

There are three versatile reception rooms, all filled with natural light. These include a lounge, a semi open-plan dining room, and a garden room that enjoys delightful views across the established rear garden. A separate study or home office features French doors opening to the garden and provides internal access to the integral double garage.





Upstairs, there are four bedrooms, including a generous master suite complete with a large en-suite bathroom, a storage cupboard, and a private balcony overlooking the rear garden. A stylish family bathroom serves the remaining bedrooms.

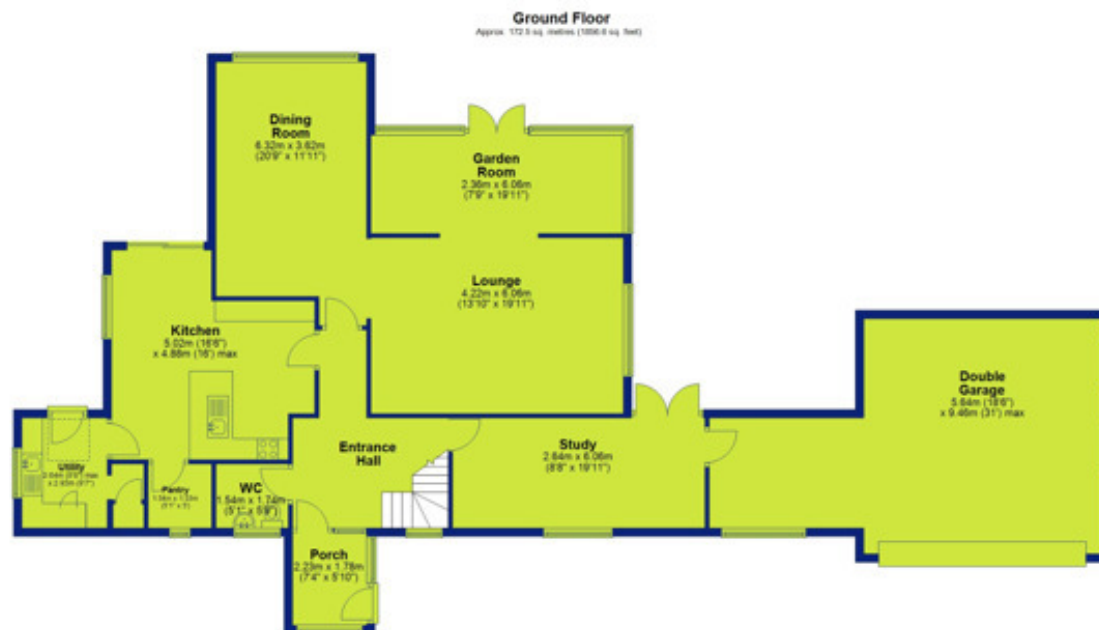
Outside, the property is surrounded by beautifully landscaped, mature gardens, offering a range of established trees, shrubs, and planting that ensure a high degree of privacy. The driveway provides ample off-road parking and leads to the double garage.

To the rear, a large, mainly lawned garden extends from the house, featuring pathways, mature borders, and a hardstanding outbuilding-ideal for storage or further development.

This elegant home offers the perfect blend of space, style, and location, presenting an exceptional opportunity to secure a property in one of Nottingham's most desirable residential areas.







Total area: approx. 263.1 sq. metres (2831.7 sq. feet)



DISTINCTIVE
HOMES
by



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.

www.fhpliving.co.uk

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

FHP, their clients and joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contact and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and FHP have not tested any service, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Figures quoted in these particulars may be subject to VAT in addition. 09/11



Interested in this home?

Call the FHP Living Distinctive Homes Team



Jason Cook
Mobile: 07876 396 010
jason@fhpliving.co.uk

T: 0115 841 1155

23 Bridgford Road
West Bridgford
Nottingham NG2 6AU

1 Weekday Cross
The Lace Market
Nottingham NG1 2GB