



 5

 3

 3

 E

DavidJames
the estate agent

Tavistock Drive, Mapperley Park, Nottingham, NG3 5DU

Guide Price £575,000

About This Property

Welcome to this elegant extended period-style semi-detached house, spanning three storeys, nestled in Mapperley Park. This substantial property boasts five generously sized double bedrooms, all featuring period-style fireplaces. The principal bedroom benefits from an ensuite shower room/WC with a double-width cubicle.

Upon entering the home, you are greeted by a welcoming entrance hall with tiled flooring and a beautifully panelled staircase. The spacious lounge, located at the front of the property, is adorned with a box bay window and a period-style fireplace, offering a cosy retreat. Adjacent to the lounge is a versatile snug/office space, complemented by a convenient ground floor WC with a washbasin.

The dining room, featuring a striking fireplace and attractive stripped and painted floorboards, is perfect for entertaining. The heart of the home is the expansive dining kitchen, equipped with a range of units, a central island with breakfast bar seating, and bi-fold doors that open to the rear garden. The kitchen boasts modern conveniences including an integrated oven, hob, extractor, and dishwasher. The adjoining utility area offers additional practicality, and the tiled flooring throughout enhances the sense of space.

There is also a cellar divided into two compartments, whilst the first-floor bathroom/WC features a white suite, a separate walk-in shower area with a mains pressure shower, and tiled flooring.

The property benefits from combination gas central heating and majority double glazing, with original timber sash windows at the front elevation, preserving its historical charm. Externally, the gravelled driveway provides off-road parking, and the enclosed rear garden features an initial patio area with steps leading to a well-maintained lawn and borders, creating a perfect outdoor haven.

This period-style semi-detached house in Mapperley Park seamlessly combines historic elegance with modern amenities, making it an ideal family home.



David James
estate agent

- Extended period style three storey semi detached house
- Five double bedrooms, principal bedroom with an ensuite shower room/WC
- Lounge with box bay window and period style fireplace
- Snug/office with adjoining ground floor WC with washbasin
- Dining room with fireplace and stripped and painted floorboards
- Dining kitchen with a range of units and central island and bi-fold doors to the rear garden
- Utility area, cellar split into two compartments
- First floor bathroom/WC with white suite and separate walk in shower area
- Combination gas central heating, majority double glazing with original sash windows to the front elevation
- Gravelled driveway, enclosed rear garden with patio and lawned area



David James
estate agent





Floor 0



Floor 1



Floor 2



Floor 3



Approximate total area⁽¹⁾
 212.56 m²
 2287.98 ft²

Reduced headroom
 4.03 m²
 43.38 ft²

(1) Excluding balconies and terraces

Reduced headroom
 (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property. All services, together with electrical fittings or fitted appliances have NOT been tested. All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only. The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing. If you have a property to sell you may wish to take advantage of our free valuation service. David James Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis: W A Barnes Ltd: £60 including VAT. All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average). MoveWithUs Limited: £188 including VAT (average).

Council Tax Band: E
Nottingham City Council
Freehold

DavidJames
 the estate agent

David James Estate Agents
 45b Plains Road, Nottingham, NG3 5JU
 t: 0115 962 4213 e: mapperley@david-james.com

