









David**James** 

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.

- 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

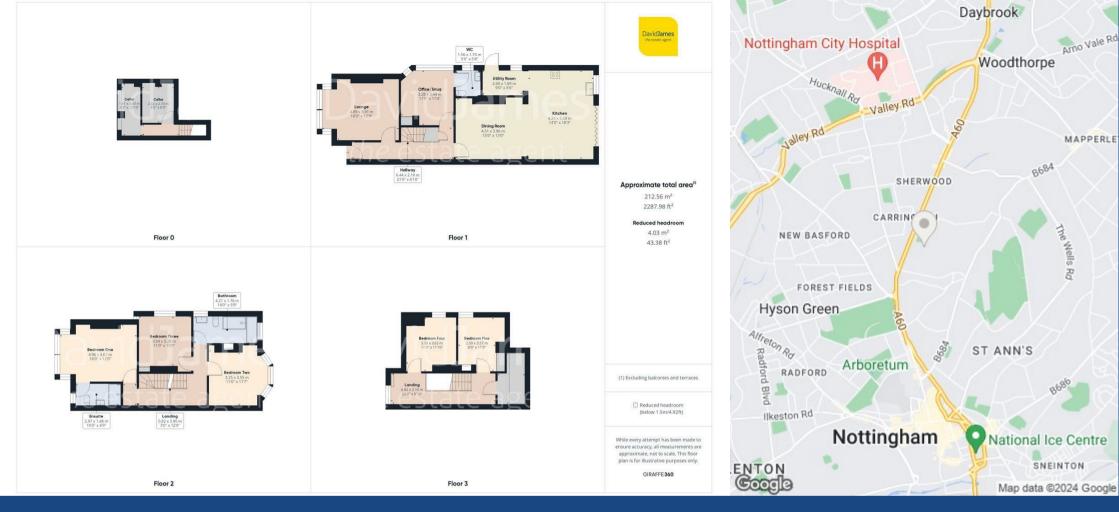












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## Council Tax Band: E Nottingham City Council Freehold

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