

DISTINCTIVE  
HOMES  
by



Tavistock Drive

Nottingham, NG3 5DW

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A substantial and characterful five-bedroom Edwardian semi-detached home, situated in the highly sought-after and leafy suburb of Mapperley Park. This impressive home offers generous and versatile accommodation set across three floors, complemented by a driveway and an unusually large south-facing garden.





The ground floor provides an excellent balance of period charm and practical living space. A welcoming entrance hallway leads through to a spacious living room positioned to the front, featuring a bay window and fireplace. To the rear, a well-proportioned dining room offers ideal space for entertaining, flowing through to a fitted kitchen. Beyond this, there is a useful utility area and ground floor WC.

The basement level significantly enhances the property's flexibility, offering several substantial rooms which could be adapted for a variety of uses such as additional reception space, home working areas or storage.

To the first floor, there are three well-sized bedrooms of which two an en-suite shower room alongside a family bathroom, providing excellent convenience for family living. The second floor continues to impress with two further bedrooms, making the property ideal for larger families or those requiring additional workspace.





Externally, the property benefits from a driveway to the front, while to the rear there is a particularly generous south-facing garden, larger than typically found in the area, offering a superb outdoor space with sunlight throughout the day.

Mapperley Park is widely regarded as one of Nottingham's premier residential locations, known for its tree-lined avenues and attractive period homes. The property is ideally positioned within close proximity to Nottingham city centre, offering easy access to a wide range of shops, restaurants, and transport links. The area is also well served by Nottingham High school adding to its appeal for families.

Combining period features with extensive accommodation, an exceptional garden, and a prime location, this is a rare opportunity to acquire a distinguished home in Mapperley Park.









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## 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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## Interested in this home?

Call the FHP Living Distinctive Homes Team

Tel: 0115 841 1155



**Jules Hunt**  
Mobile: 07917 460 033  
[jules@fhpliving.co.uk](mailto:jules@fhpliving.co.uk)



**Lee Mathews**  
Mobile: 07917576255  
[lee@fhpliving.co.uk](mailto:lee@fhpliving.co.uk)

23 Bridgford Road  
West Bridgford  
Nottingham NG2 6AU

1 Weekday Cross  
The Lace Market  
Nottingham NG1 2GB