



NUMBER TWELVE

WARWICK ROAD



PRIVATE BY DESIGN

Occupying one of the original residential plots created when the Mapperley Park development began in the 1960s, No. 12 has an interesting connection to the evolution of this prestigious Nottingham neighbourhood.

Today, it is an individual and wonderfully private home, discreetly positioned behind secure gates on a generous corner plot of approximately 0.35 acres. Offering approximately 3,000 sq. ft. of accommodation, its architecture has been shaped around space, natural light and a close connection with the garden.

Established trees and planting create a leafy backdrop, while the house opens extensively towards its south-facing gardens, bringing an unexpected sense of privacy so close to Nottingham. Generous entertaining spaces and flexible accommodation for family and guests complete a distinctive home that feels comfortably suited to modern life.



BEYOND THE GATES

Large wooden gates open onto a generous block-paved driveway, creating an immediate sense of separation from the road, with ample parking leading towards the integral double garage. The house sits comfortably within its mature surroundings, where established trees and planting provide natural screening and the gardens wrap around the property, giving the approach a wonderfully private feel.

A solid wood front door opens into a bright entrance hall, where two windows draw in natural light and LVT flooring creates a clean, contemporary introduction. Underfloor heating adds warmth underfoot, setting the tone for the accommodation beyond.



A conveniently positioned WC sits just off the hallway, with a wash basin set within a vanity unit, adding everyday practicality close to the entrance. From here, a further door draws you through into the kitchen and the main living spaces beyond, allowing the house to open up naturally as you move further inside.





THE HEART OF THE HOME

From the entrance hall, the accommodation opens into an impressive kitchen that immediately feels like the natural heart of the home. Designed with both everyday living and entertaining in mind, a substantial central island incorporates a breakfast bar, creating an easy place for morning coffee, informal dining or simply gathering while dinner is prepared.

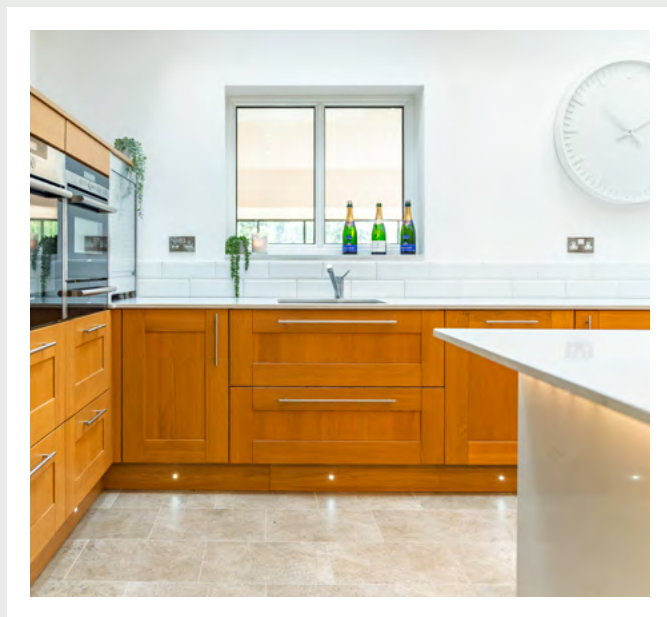




MADE FOR ENTERTAINING

The contemporary cabinetry is complemented by quartz work surfaces and a comprehensive collection of Siemens appliances, including a self-cleaning oven, microwave combination oven, integrated freezer and dishwasher, alongside space for a freestanding fridge freezer. Subtle LED strip lighting beneath the plinth adds a softer ambience in the evenings, while feature lighting brings another layer of interest to the space.

Three Velux windows were added by the current owners above the kitchen, drawing additional natural light into the room and enhancing its bright, open feel throughout the day. Underfloor heating runs throughout both the kitchen and adjoining utility, adding comfort beneath the contemporary flooring and completing a space that is as practical as it is sociable.





A SPACE TO GATHER

Flowing naturally from the kitchen, the snug and dining area has been designed as one generous, sociable space, with floor-to-ceiling glazing creating a wonderful connection with the gardens beyond.

A striking spiral staircase forms a focal point within the room, enhanced by feature lighting that gives it an architectural quality of its own. Within the snug, a contemporary wall unit provides space for an impressive 85-inch television, creating a relaxed setting for everyday living.





DINE & UNWIND

Adjacent, the dining area comfortably accommodates an eight-seater table, allowing the two spaces to work beautifully together whether entertaining friends or enjoying quieter evenings at home.

Floor-to-ceiling windows fill the room with natural light, while two doors open directly onto the patio, extending the living space outdoors and making the garden feel very much part of the room.





IMPRESSIVE PROPORTIONS

Once home to a swimming pool, the main lounge has been transformed into a vast and impressive living space, its remarkable scale allowing for generous furniture arrangements and distinct areas for relaxing and entertaining, while still retaining a wonderful sense of openness.

Engineered oak flooring brings warmth beneath the expansive proportions, complemented by subtle LED strip lighting set into the floor. As daylight fades, the lighting introduces a softer atmosphere, giving this substantial room a more intimate character in the evening.





CONNECTED TO THE OUTSIDE

Bi-folding doors open directly onto the balcony, while floor-to-ceiling windows across another elevation frame views over the mature garden and flood the room with natural light. This strong connection with the outside gives the lounge another dimension, particularly through the warmer months when the balcony becomes a natural extension of the living space. Whether settling in for a quieter evening or welcoming a larger gathering, the room has the scale and flexibility to accommodate both with ease.





EVERYDAY PRACTICALITY

Away from the principal living spaces, the utility and home office create a practical working side to the house. The utility provides fitted storage and workspace, with an integrated washing machine and dryer, while underfloor heating continues beneath the flooring.

A side door opens onto the covered area in front of the garage, providing a sheltered connection to the garaging. From here, the home office offers a dedicated space for working from home, comfortably separated from the more sociable areas of the house.





FLEXIBLE ANNEXE POTENTIAL

Adding further versatility to the ground floor is a generous studio-style space, combining bedroom and living accommodation within one room. Well suited to visiting family, older children or guests seeking greater independence, it remains connected to the main house.

An adjoining en-suite shower room is fitted with a walk-in shower, while underfloor heating runs throughout the space for added comfort. It is a valuable addition to the layout and one that allows the home to adapt easily as needs change over time.



VENTURE DOWNSTAIRS

The feature spiral staircase descends from the main living accommodation to the lower ground floor, creating a striking transition between the two levels. Here, the atmosphere becomes noticeably quieter, with three further bedrooms, two bathrooms and useful storage creating a dedicated sleeping area away from the principal entertaining spaces.

The principal bedroom is a generous double, with fitted wardrobes providing excellent storage while leaving the proportions of the room feeling open and uncluttered.



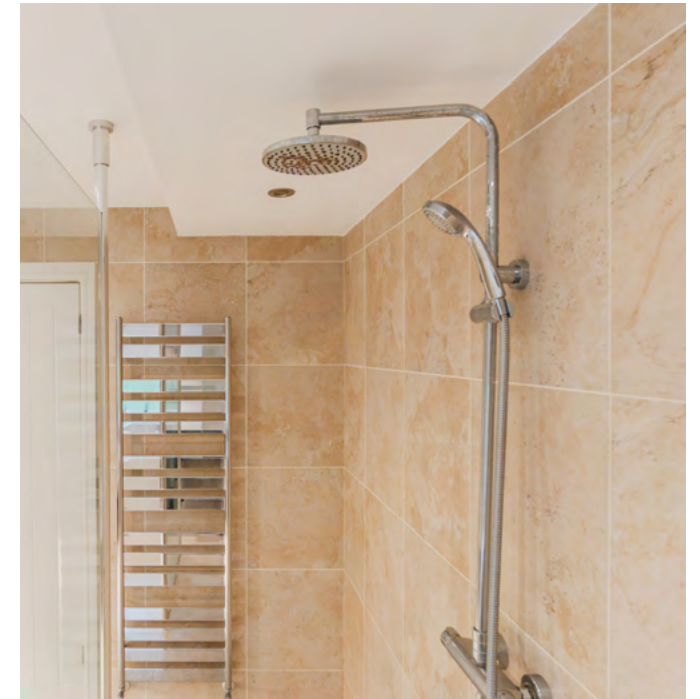
A glazed door opens directly onto the landscaped garden, creating a lovely connection with the outside and drawing the greenery into view. Being able to step straight from the bedroom into the privacy of the grounds gives the room another dimension, particularly through the warmer months, and strengthens its relationship with the garden.





REFRESH & RECHARGE

The adjoining bathroom gives this part of the home a more indulgent feel, with a semi-freestanding double-ended bath creating an elegant focal point. Twin vanity basins add everyday practicality, complemented by a generous walk-through shower with rainfall shower head, bringing together comfort and contemporary styling.





ROOM TO MAKE YOUR OWN

Bedroom Two is another comfortable double, positioned on the lower ground floor and offering generous proportions for both bedroom furniture and additional pieces.

A window to the side brings natural light into the room, while built-in wardrobes provide valuable storage without encroaching on the main floor area. This allows the bedroom to remain uncluttered and easy to furnish, with plenty of flexibility in how it is arranged.



SPACE & VERSATILITY

Bedroom Three continues the flexibility of the accommodation, offering comfortable proportions alongside built-in wardrobes that provide useful storage while keeping the main floor area uncluttered.

A window to the side brings natural light into the room, while full-height glazing incorporates a door leading out to the landscaped garden. This direct access adds another dimension to the bedroom, with the established greenery providing an attractive outlook.



Serving the additional bedrooms is a separate family bathroom, fitted with a bath and shower over, vanity wash basin and WC, creating a practical and well-arranged space for everyday use. A heated towel rail and electric underfloor heating add a welcome layer of comfort, bringing warmth to the room during the cooler months.





STEP OUTSIDE

The relationship with the outdoors is equally important. Floor-to-ceiling glazing keeps the gardens firmly in view from the principal living areas, while doors from the dining space lead directly onto the patio for an easy transition outside.

Elsewhere, the main lounge opens onto its balcony overlooking the greenery, and glazed doors from two of the lower-ground-floor bedrooms provide their own direct access to the landscaped grounds. Rather than sitting separately from the house, the gardens remain present as you move through it, becoming an integral part of everyday life.





A GARDEN THAT ENVELOPS

Set within approximately 0.35 acres, the gardens give No. 12 much of its sense of seclusion. Mature trees and established planting wrap around the corner plot, creating a leafy backdrop and natural screening, while the south-facing aspect allows the grounds to enjoy the light throughout the day. Beyond the secure gated approach, the landscaping becomes softer and more informal around the house, creating an established setting that feels remarkably removed from the city.



ON YOUR DOORSTEP

One of the real attractions of life in Mapperley Park is the balance it offers. Warwick Road feels established, leafy and pleasantly removed from the pace of the city, yet Nottingham city centre is only around 1.5 miles away, placing its restaurants, theatres, shopping and cultural scene comfortably within reach.

Closer to home, Mapperley has developed a thriving local scene of its own. Copper on Woodborough Road moves easily from morning coffee and breakfast through to drinks and dinner later in the day, while Bread & Bitter occupies a characterful former bakery on Mapperley Top and remains a favourite for good food, Sunday lunch and locally kept ales.

For time outdoors, there are plenty of options without travelling far. Woodthorpe Grange Park offers mature parkland nearby, while Gedling Country Park provides a much larger expanse of open countryside a little further afield. Nottingham City Council also promotes a dedicated St Ann's, Mapperley Park and Alexandra Park walking route, providing an easy way to explore the greener side of the neighbourhood on foot.

There is a strong sporting and community feel locally too, with Mapperley Park Tennis Club on Carisbrooke Drive and Magdala Tennis Club on Magdala Road among the facilities within the wider neighbourhood. Families are also well placed for a broad choice of education across Nottingham, including Nottingham High School and The Nottingham Free School, alongside a variety of primary and secondary options.

When the city calls, the Lace Market, Theatre Royal and city-centre shopping are all close enough to enjoy with ease. It is this contrast that defines the location particularly well: at home, No. 12 feels private and tucked away within one of Nottingham's most established residential areas, while beyond the gates, cafés, restaurants, parks, schools and the wider city are all within easy reach.



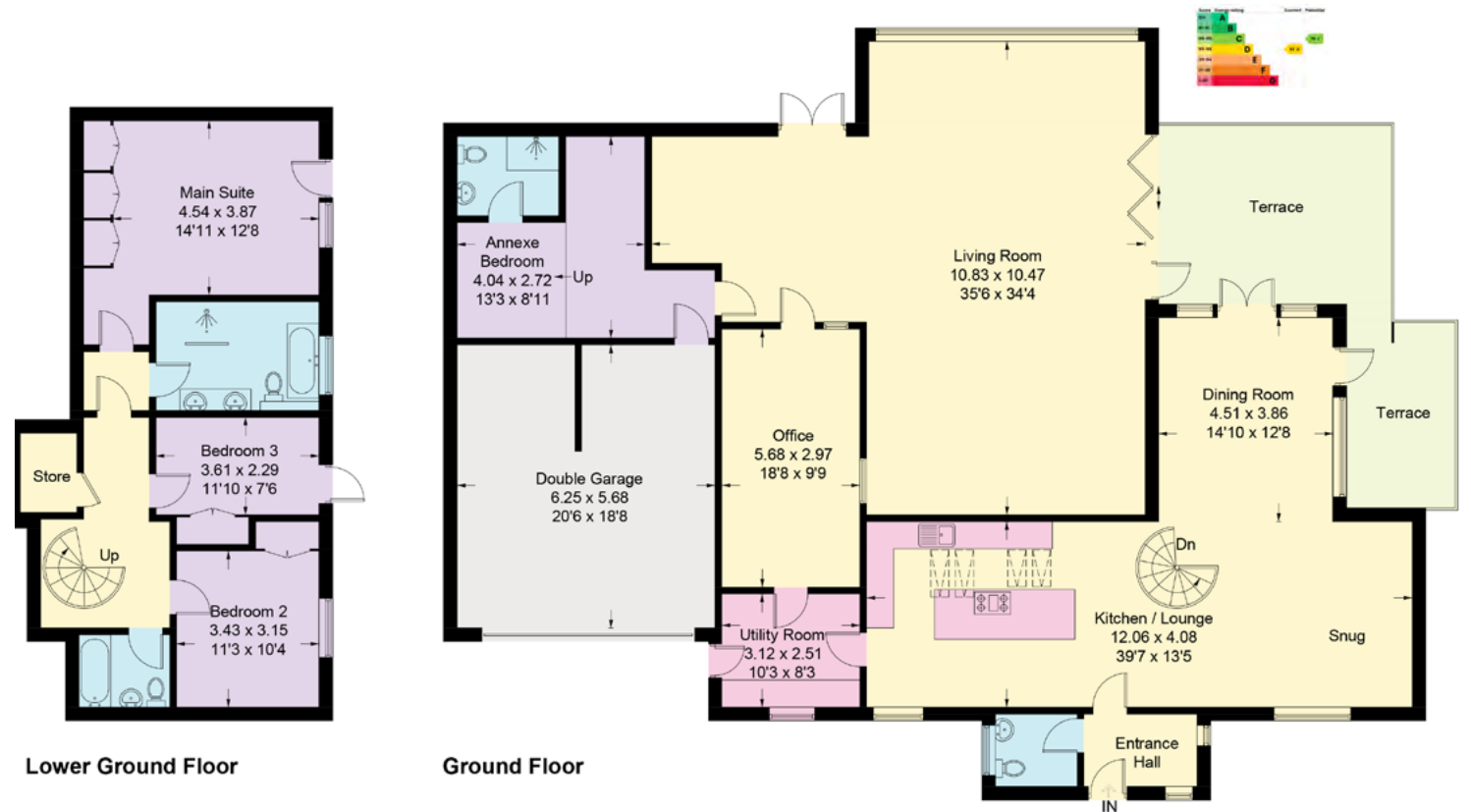
FLOOR PLAN

Approximate gross internal area = 287 sq m / 3089 sq ft. Garage = 36 sq m / 387 sq ft. Total = 323 sq m / 3476 sq t.

Illustration for identification purposes only.

Measurements are approximate.

Not to scale



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