

DISTINCTIVE
HOMES
by



Warwick Road

Nottingham, NG3 5ES

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FHP Living is proud to present this exceptional property for sale, located in the highly sought-after Mapperley Park area. Renowned for its characterful homes and picturesque, leafy surroundings, Mapperley Park offers the perfect balance of peaceful living and easy access to the bustling city centre.





This charming semi-detached home seamlessly combines period features with modern amenities, creating an inviting and stylish living space. Elegant fireplaces, wooden flooring, Farrow & Ball colour scheme and intricate ceiling cornicing add a touch of timeless charm throughout, while the picture windows and balcony provide delightful spots to take in the serene garden views. Practicality is enhanced with the inclusion of cellars, laundry and utility rooms, and a garage. Arranged over three floors, the property offers generous living space, making it a fantastic opportunity for a discerning buyer. As you enter, the attractive entrance hall features wooden flooring, ceiling cornicing, and a striking feature staircase, with a convenient WC off the hallway. The spacious lounge exudes elegance, with a beautiful fireplace, wooden flooring, and ceiling cornicing. A small extension provides additional living space and offers views of part of the garden, allowing natural light to flood the room. The family dining kitchen is a standout feature of the home, equipped with modern units, granite work surfaces, a feature island, and integrated appliances, offering both style and functionality.

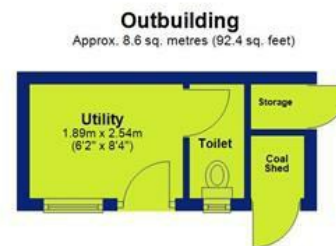
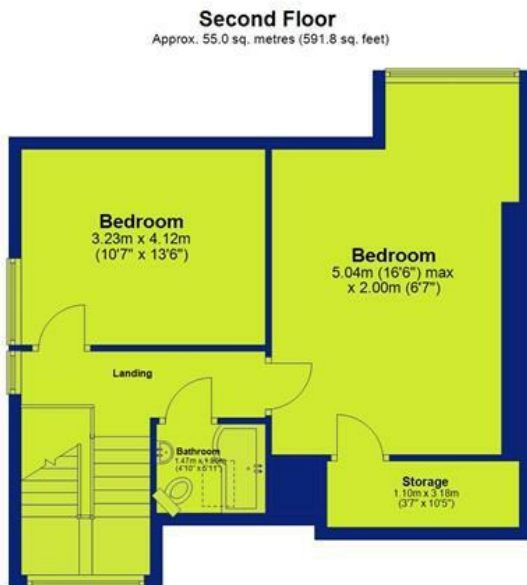
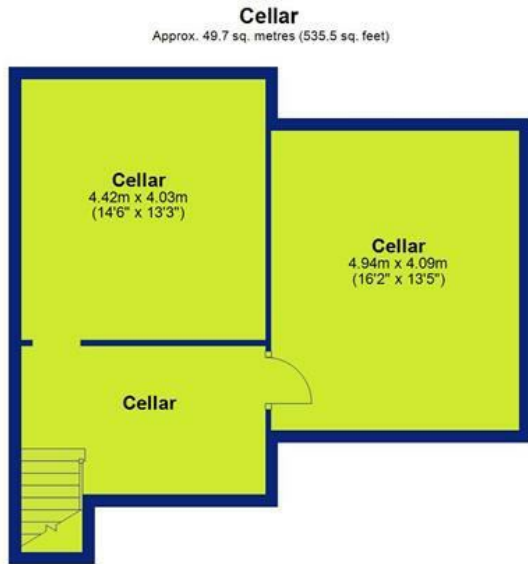




The generous dining area includes its own attractive fireplace, wooden flooring, and ceiling cornicing, with a large glazed door leading out to the rear terrace and garden, perfect for entertaining or relaxing outdoors. There is also a utility area and a storage cupboard on the ground floor, adding convenience and practicality. On the first floor, you'll find three well-proportioned bedrooms, one of which benefits from access to a private balcony. The stylish first-floor bathroom offers a suite with both a bath and a separate shower. The second floor provides two additional bedrooms, with one featuring a built-in storage cupboard. A modern bathroom is located off the second-floor landing, completing the accommodation. Additional spaces within the property include cellars for extra storage, an external laundry/utility room, and an outdoor WC, offering even more practicality. Outside, the mature gardens are predominantly laid to lawn, with a paved terrace, pathway, pond, and various shrubs and trees. A garage situated at the front of the property adds to the convenience. Located just two miles from Nottingham city centre, this substantial home offers the perfect blend of suburban peace and urban accessibility. With period charm and modern touches, this property represents a fantastic opportunity for those seeking a characterful home in a prime location.







Total area: approx. 300.3 sq. metres (3232.8 sq. feet)



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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) A			
(81-91) B			
(69-80) C			75
(55-68) D	57		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Interested in this home?

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