

DISTINCTIVE
HOMES
by



Cyprus Road

Nottingham, NG3 5EB

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Situated in the highly sought-after Mapperley Park Conservation Area, this handsome period residence forms part of an attractive gated conversion, rich in character and architectural features synonymous with its era.





The property is entered via an impressive communal entrance hall leading to a private reception hallway, where tall ceilings, decorative corning and a traditional finned radiator immediately set the tone. The spacious dining kitchen is beautifully appointed with a range of shaker-style units, a central island, integrated washing machine and dishwasher, oven with five-ring gas hob, freestanding American-style fridge/freezer, and a useful boiler cupboard. A striking cathedral-style ceiling with Velux window floods the space with natural light, while a double-glazed bay window with French doors opens onto the terrace.

Accessed from the hallway, the elegant lounge boasts high ceilings, ornate corning, a beautiful period ornamental fireplace with gas fire, a large bay window and two contemporary radiators, creating a warm and inviting living space.



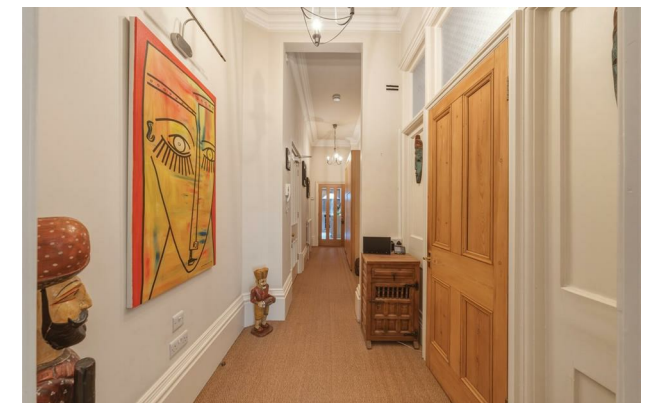


A double-glazed conservatory features tiled flooring and provides access to the courtyard. Steps descend to a versatile guest bedroom with two opaque windows, together with a spa-style area incorporating a steam room with shower and an open-plan bathroom featuring a freestanding claw-foot style bath and wash basin.

The impressive principal bedroom is located on the ground floor and enjoys a large bay window, fitted wardrobes, high ceilings with decorative cornicing and a modern en-suite shower room. A separate cloakroom/WC is also accessed from the hallway.

Externally, the property benefits from a gated off-road parking space and a generous split level courtyard arranged with paved seating areas, mature planted beds, established shrubs and a useful storage shed.

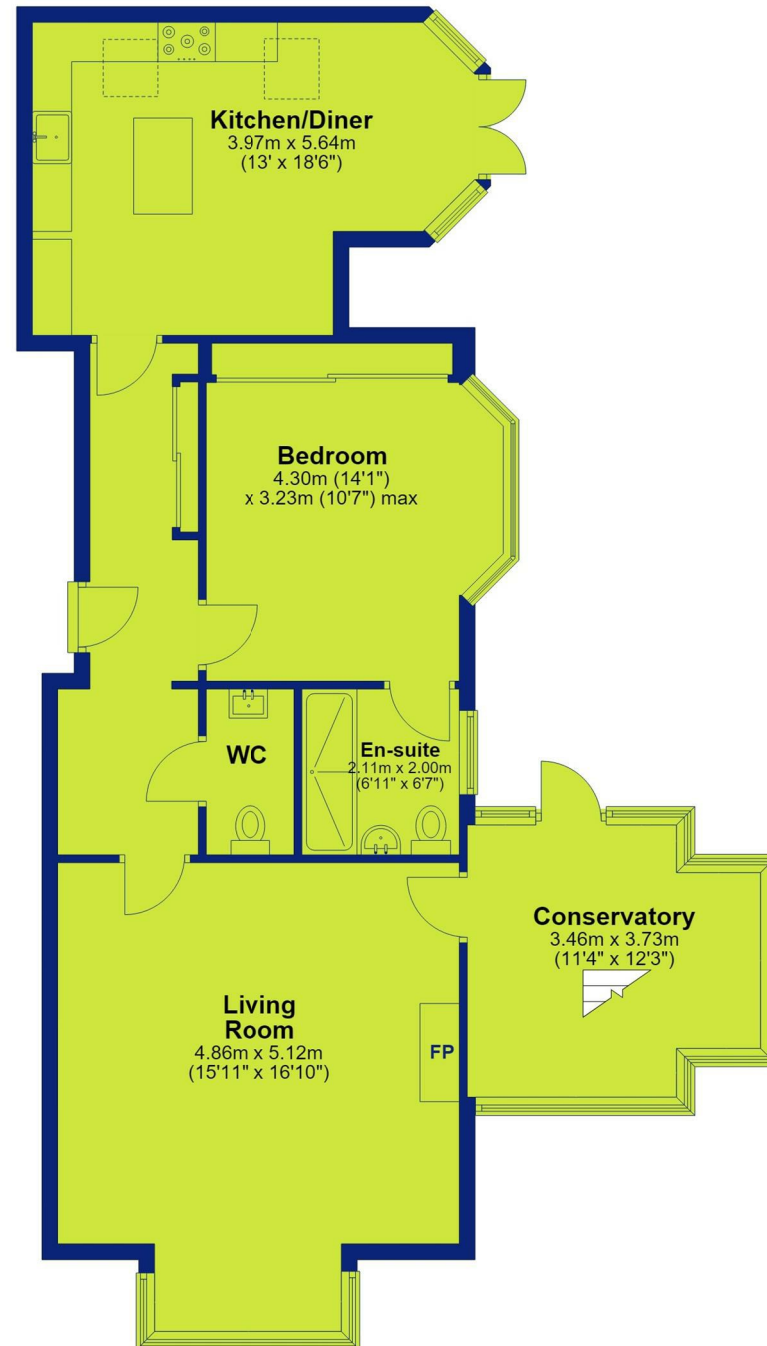
Ideally positioned, the property offers relatively easy access to Nottingham City Centre, with its extensive range of shopping, dining, leisure and entertainment amenities, together with convenient transport links making this a must view home in a prestigious residential setting.





Ground Floor

Approx. 92.0 sq. metres (989.9 sq. feet)



Lower Ground Floor

Approx. 24.9 sq. metres (267.9 sq. feet)



Total area: approx. 116.9 sq. metres (1257.8 sq. feet)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	72
(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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