

Carisbrooke Drive

Mapperley Park
Nottingham
NG3 5DS

£739,950



4 2

2

0115 841 1155



- Located in the prestigious Mapperley Park Conservation Area, less than 3 miles from Nottingham City
- Positioned on a sought-after road backing onto the local cricket club, with private balcony views
- Open Plan Elegant reception rooms, including a bay-fronted dining room and rear living room with garage
- Four bedrooms, including a master with en-suite and a guest room with balcony
- EPC Rating C / Council Tax Band F
- Charming detached period home offering over 2,000 sq ft of beautifully presented living space
- Spacious dining kitchen with integrated appliances, utility room, and cellar access
- Full of character and charm, with fireplaces, bay windows, and a welcoming stone-tiled hallway
- Landscaped rear garden with lawn, patio, greenhouse, brick store, and off-street parking
- Internal Area Approx. 2,362 sq ft inc Cellar

Carisbrooke Drive, Mapperley Park, Nottingham, NG3 5DS

Key Features

FHP Living is proud to present this delightful detached home. Offering over 2,000 sq ft of beautifully proportioned living space, the property is enviably positioned on one of the area's most sought-after roads, backing onto the local cricket club-a truly rare opportunity for the discerning buyer.



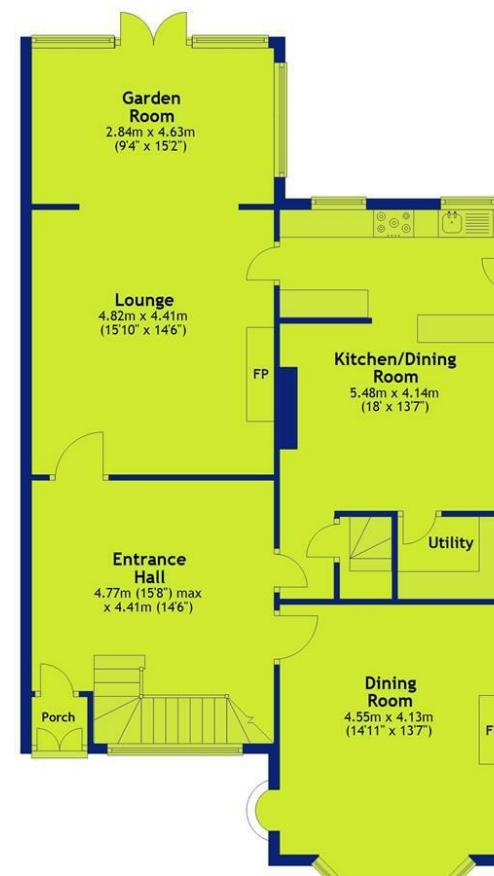
Carisbrooke Drive, Mapperley Park, Nottingham, NG3 5DS



Basement
Approx. 23.3 sq. metres (250.9 sq. feet)



Ground Floor
Approx. 106.4 sq. metres (1145.1 sq. feet)



First Floor
Approx. 89.8 sq. metres (966.9 sq. feet)



Total area: approx. 219.5 sq. metres (2362.8 sq. feet)



0115 841 1155

Carisbrooke Drive, Mapperley Park, Nottingham, NG3 5DS



Interested in this home?

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road
West Bridgford
Nottingham
NG2 6AU

1 Weekday Cross
The Lace Market
Nottingham
NG1 2GB

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

These sales particulars have been prepared by FHP Living on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst FHP Living have taken care in obtaining internal measurements, they should only be regarded as approximate.

Purchaser information - Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, FHP Living require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to FHP Living instructing solicitors in the purchase or the sale of a property.