



ELITE HOMES

Consultative Estate Agents with Integrity



21 Tavistock Drive, Mapperley Park, Nottingham
NG3 5DU

Key Features

- Distinguished period residence rich in original character and architectural detail
- Prime position with mature landscaped garden and superb open views over adjoining cricket ground
- Five/Six spacious double bedrooms, ideal for family living and home working
- Three stylish bath/shower rooms plus guest cloakroom
- Two elegant reception rooms with striking period fireplaces
- Impressive dining kitchen with space for family eating and entertaining
- Useful, spacious utility/boot room with direct outside access to garden
- Patio/terrace for outside eating and relaxation
- Extensive cellar (1,000+ sq ft) offering potential for gym, cinema or leisure space
- Private off-road parking for three vehicles

Overview

An impressive detached period residence occupying a prime position within the prestigious Mapperley Park Conservation Area, enjoying a mature rear garden and delightful open views across the neighbouring cricket ground. Offering over 2,400 sq ft of versatile accommodation across three floors, together with 1,000 sq ft of cellars, this elegant home perfectly combines period character with the generous space so essential for modern family living.

Accommodation

The accommodation is arranged over three floors and many attractive period features have been retained throughout. The impressive and generous entrance hall runs the length of the house. There are two spacious reception rooms, with the high ceilings and characterful fireplaces typical in a house of this period. These create versatile spaces suited to both formal entertaining and comfortable everyday living.

At the heart of the home is the spacious dining kitchen, fitted with an extensive range of units and integrated appliances, with direct access to the rear garden – with plenty of space for family meals, entertaining and relaxed gatherings. The separate fitted utility/boot room adds further practicality and valuable additional storage.

A particularly appealing feature of the property is the extensive cellar area. Two of the basement rooms are at full ceiling height and provide excellent potential for conversion into a home gym, cinema room, games room or hobby space, subject to any necessary consents.

The first floor provides four well-proportioned bedrooms, complemented by a family bathroom and an additional shower room, ensuring practicality for busy households. The second floor offers two further bedrooms, creating a versatile upper level, which could serve as guest accommodation, a teenager's suite or a dedicated home-working space.

On this floor there is an en-suite shower room along with useful eaves space providing easily accessible additional storage.

Externally, the property continues to impress. A good size driveway to the front provides off-road parking, while to the rear the mature and well-established garden enjoys a good degree of privacy and backs directly onto the neighbouring cricket field. This attractive setting offers a rare combination of seclusion and open green views, creating an ideal space for outdoor dining, family activities and quiet relaxation.

Location

widely regarded as one of Nottingham's most prestigious residential locations. Its broad, tree-lined avenues create a tranquil and leafy setting, while remaining remarkably convenient for everyday life and commuting.

Nottingham city centre and the railway station are approximately 10 minutes away by car, with the M1 motorway reachable in around 20 minutes and East Midlands Airport in approximately 40 minutes, providing excellent regional and national connectivity.

The vibrant neighbourhoods of Mapperley Top and Sherwood are both within comfortable walking distance and offer an excellent selection of independent cafés, restaurants, bars and local shops.

Mapperley Park itself benefits from a strong sense of community and a range of leisure facilities, including two tennis clubs and a cricket ground, while a number of Nottingham's most highly regarded independent schools are located nearby, further enhancing the area's appeal.

Altogether, this combination of green surroundings, lifestyle amenities and excellent accessibility firmly establishes Mapperley Park as one of the city's most desirable places to live.

Council Tax Band E







Total area: approx. 327.0 sq. metres (3519.7 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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