

# Mapperley Hall

Mapperley Park  
NG3 5EW

Guide Price £1,550,000



 0115 841 1155

- Detached Residence offering approx. 7,000 sq ft of space over three floors
- Elegant entrance hall, bar area & multiple reception rooms
- Four spacious bedrooms & three bathrooms (two en-suites)
- One-acre landscaped plot with tennis court & seating areas
- EPC Band D / Council Tax Band H
- Situated in the prestigious Mapperley Park Conservation Area
- High-spec kitchen, formal dining room & study
- Indoor pool complex with Jacuzzi, kitchen & bi-fold doors to garden
- Ample gated parking & large garage with development potential (STPP)
- Freehold - No Chain

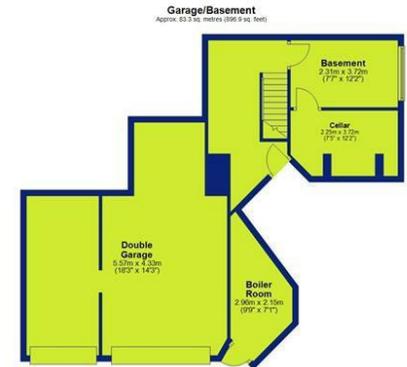
## Mapperley Hall Drive, Mapperley Park, NG3 5EW

### Key Features

FHP Living proudly presents this impressive detached residence, nestled behind secure electronic gates in the heart of Nottingham's exclusive Mapperley Park Conservation Area. Spanning approximately 7,000 sq ft (including the garage and basement area) and set within a generous plot approaching one acre, this is a home that offers space and seclusion in equal measure.



# Mapperley Hall Drive, Mapperley Park, NG3 5EW

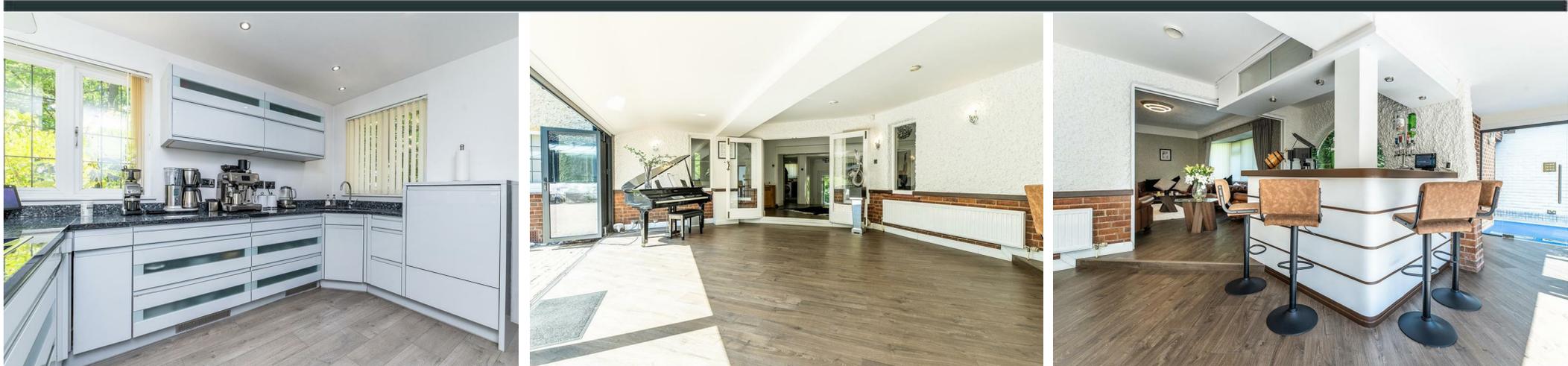


Total area: approx. 668.2 sq. metres (7192.1 sq. feet)



0115 841 1155

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### *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			
<b>England &amp; Wales</b>		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.