



ELITE HOMES

Consultative Estate Agents with Integrity



10 Old Hall Drive, Mapperley Park, Nottingham  
NG3 5EZ

## Overview

Stylish detached home in quiet cul-de-sac in sought-after Mapperley Park. Open-plan kitchen/living, separate lounge, principle bedroom with balcony, garden annexe with en-suite, south-facing garden and good size driveway and garage.

## Key Features

- Stylish detached residence in a quiet cul-de-sac location.
- Elevated position within the highly sought-after Mapperley Park.
- Stylish open-plan breakfast kitchen / living / dining space.
- Modern kitchen with integrated appliances and breakfast bar peninsula.
- Two spacious reception rooms, including dual-aspect lounge room with feature fireplace.
- Underfloor heating and French doors opening onto the garden.
- Three well-proportioned bedrooms with principal bedroom balcony.
- Contemporary garden annexe with en-suite – ideal home office or gym.
- South-facing, low-maintenance garden with patio, lawn, and mature trees.

## Description

This impressive 1930s detached residence, positioned in a quiet cul-de-sac on the highly sought-after Old Hall Drive in Mapperley Park, occupies an elevated setting and is presented to the market in excellent condition, showcasing a stylish and thoughtfully designed interior throughout.

### Accommodation

To the ground floor, the property offers two generously proportioned reception rooms. The heart of the home is a superb open-plan breakfast kitchen / living / dining space, fitted with an extensive range of storage, cabinetry, and work surfaces. Integrated appliances include a gas hob, Neff double oven and grill, dishwasher, and wine fridge.

A central breakfast bar peninsula provides both practicality and a sociable focal point, with ample space for dining and relaxed seating. This impressive area benefits from underfloor heating, large windows, and French doors opening onto the patio and garden, creating a seamless indoor-outdoor flow. A separate utility room and WC add further convenience.

Completing the ground floor is a spacious dual-aspect lounge, featuring a charming fireplace and French doors leading out to the garden, offering an ideal space for both entertaining and everyday living.

To the first floor are three well-proportioned bedrooms and a spacious family bathroom, beautifully appointed with a freestanding roll-top bath and a separate walk-in rainfall shower. The principal bedroom is particularly impressive, enjoying a dual aspect and direct access to a private balcony overlooking the garden.

A standout feature of the property is the contemporary garden annexe, complete with an en-suite shower room. This versatile space is perfectly suited for use as a home office, gym, or guest accommodation, with sliding patio doors opening onto the garden.

### Outside

To the front, the property is set behind a substantial tarmac driveway providing off-street parking for multiple vehicles, complemented by external lighting and a detached single garage. The front garden is attractively tiered and landscaped for ease of maintenance.

To the rear, the property enjoys a beautifully maintained, south-facing garden. Designed with both relaxation and entertaining in mind, it features a patio area, a generous lawn, railway sleeper borders, established trees, and ambient outdoor lighting.

**Council Tax Band:** F

### Location

Mapperley Park is 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 5 to 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.

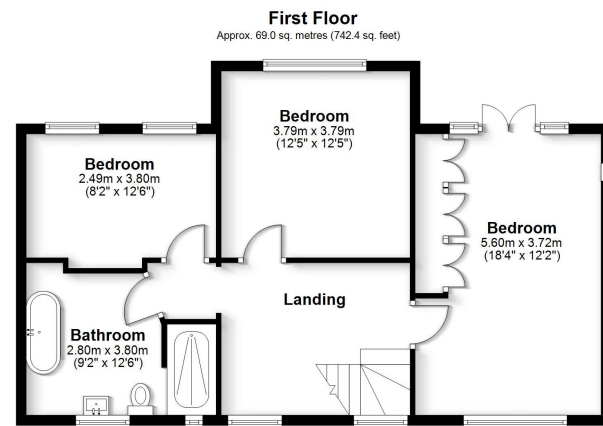
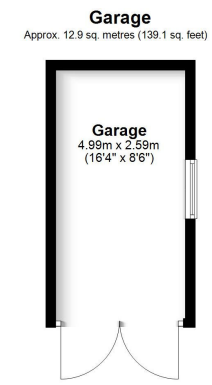
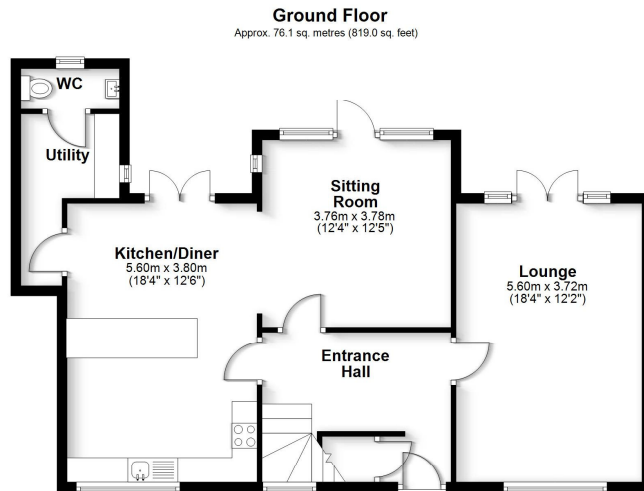
The vibrant neighbourhoods of Mapperley Top and Sherwood are both within comfortable walking distance and offer an excellent selection of independent cafés, restaurants, bars and local shops.

Mapperley Park itself benefits from a strong sense of community and a range of leisure facilities, including two tennis clubs and a cricket ground as well as 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.







Total area: approx. 182.3 sq. metres (1962.6 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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