

DISTINCTIVE
HOMES
by



fhp.living



Zulla Road

Nottingham, NG3 5DB

Zulla Road

Nottingham, NG3 5DB

FHP Living is delighted to present this beautifully appointed and generously proportioned 1930s detached residence, situated within the highly sought-after Mapperley Park Conservation Area. Combining timeless character with modern living, this exceptional home offers an abundance of original features while being maintained to an impeccable standard throughout.





Upon entering the property, you are welcomed into a bright and spacious open-plan living and dining area, perfect for both everyday living and entertaining. This elegant space is enhanced by a charming feature fireplace and benefits from double patio doors that open seamlessly onto the rear patio, allowing natural light to flood the room and creating a wonderful connection between indoor and outdoor living.

The property further boasts a high-quality, contemporary kitchen, thoughtfully designed with a central island, quartz worktops, integrated appliances and a separate pantry, providing both style and practicality. A convenient downstairs playroom and toilet complete the ground floor accommodation.





On the first floor, the property offers a well-balanced living space comprising two generously sized double bedrooms, plus two additional bedrooms, ideal for family living, guests, or home office use. The guest bedroom benefits from its own en suite facilities, while a modern family bathroom serves the remaining bedrooms.

Externally, the property continues to impress. To the front, there is a driveway providing ample off-road parking. To the rear, a substantial, well-established, and fully enclosed garden offers a private retreat, featuring a raised patio area, perfect for outdoor dining and relaxation.



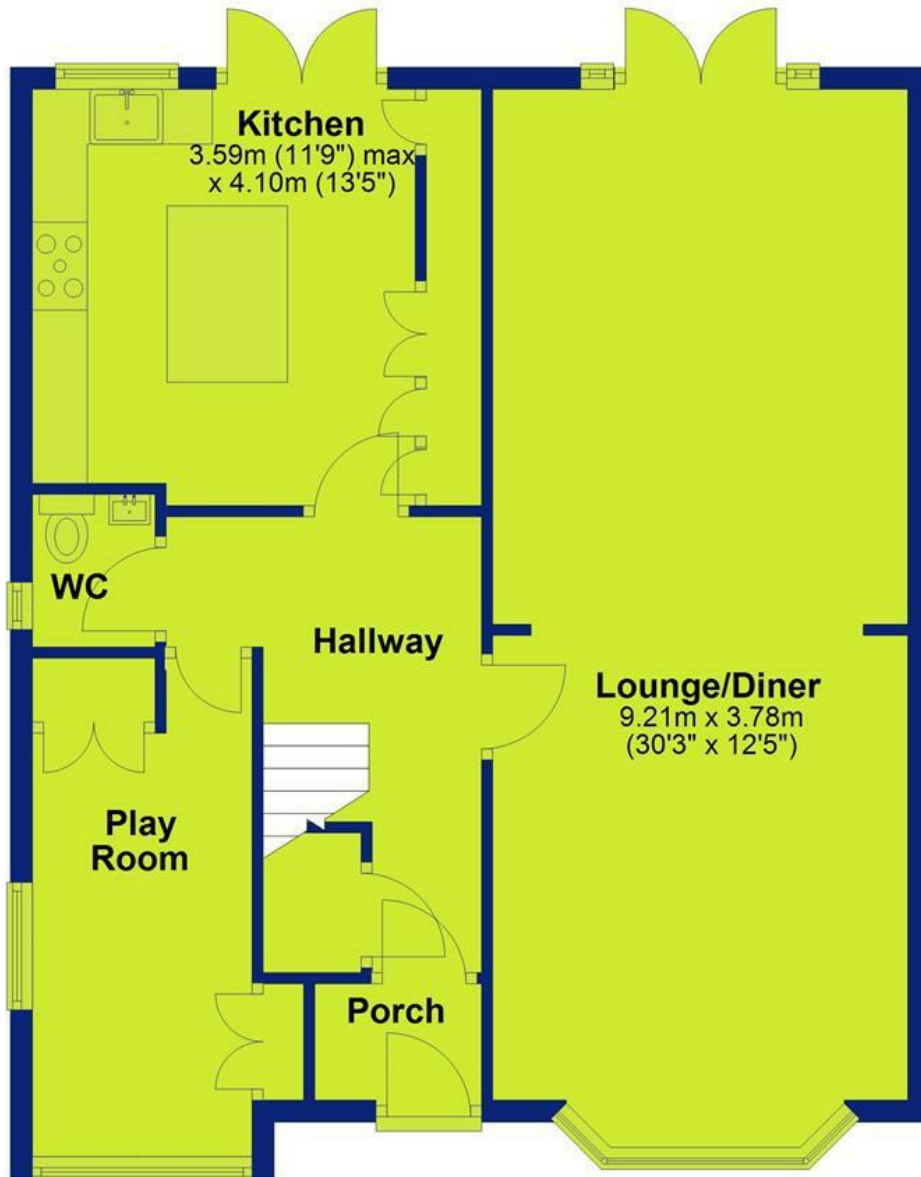
This outstanding home effortlessly blends period charm with contemporary comforts and is presented to the market in immaculate condition, making it a rare opportunity within one of the area's most desirable locations.





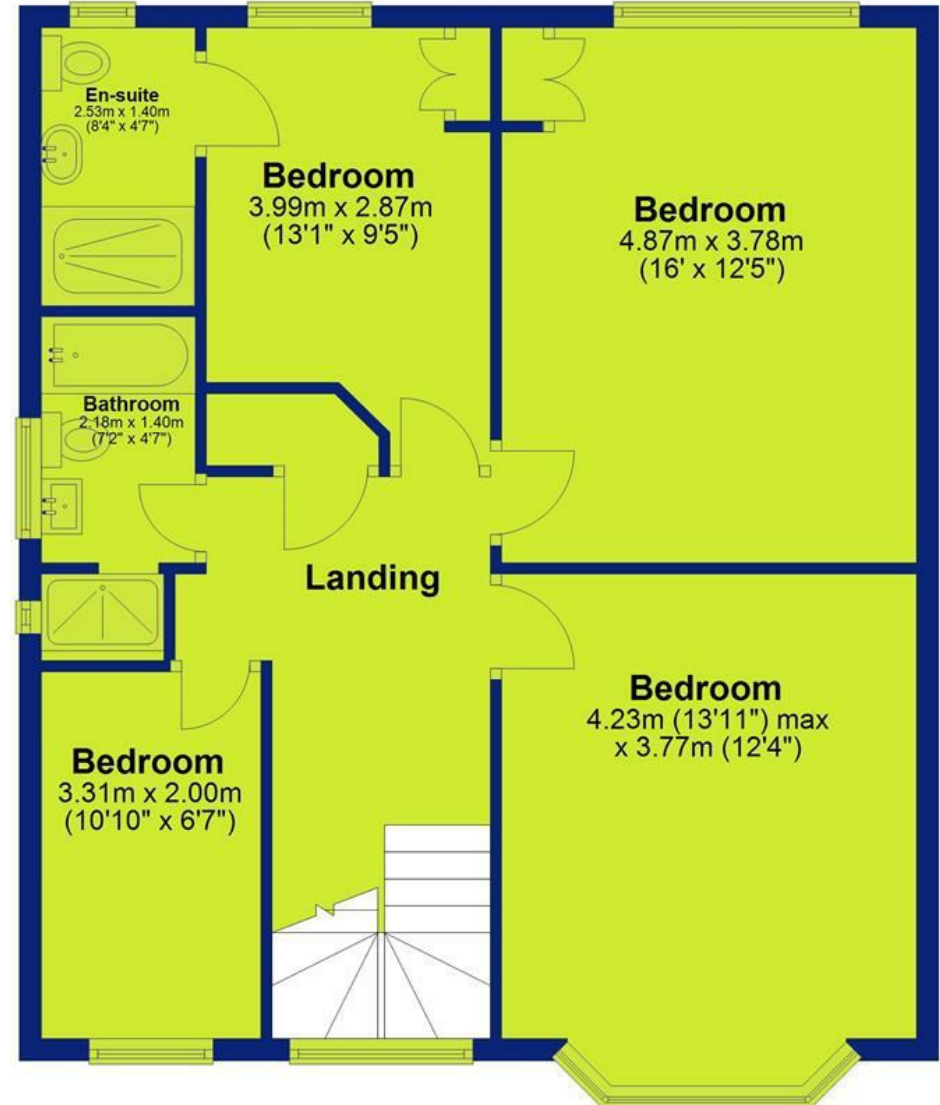
Ground Floor

Approx. 74.7 sq. metres (804.3 sq. feet)



First Floor

Approx. 73.7 sq. metres (793.0 sq. feet)



Total area: approx. 148.4 sq. metres (1597.3 sq. feet)



DISTINCTIVE
HOMES
by



Distinctive Homes by FHP Living

A collection of some of the best properties available in the most sought-after areas of Nottingham, and its surrounding suburbs and villages.

www.fhpliving.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D	67		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

FHP, their clients and joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and FHP have not tested any service, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Figures quoted in these particulars may be subject to VAT in addition. 09/11



Interested in this home?

Call the FHP Living Distinctive Homes Team

Tel: 0115 841 1155



Jason Cook
Mobile: 07876 396 010
jason@fhpliving.co.uk

23 Bridgford Road
West Bridgford
Nottingham NG2 6AU

1 Weekday Cross
The Lace Market
Nottingham NG1 2GB