



ELITE HOMES

Consultative Estate Agents with Integrity



5 Alverstone Road, Mapperley Park, Nottingham
NG3 5DQ

Overview

An exceptional Arts & Crafts residence, meticulously refurbished to an outstanding specification, occupying a prominent corner plot and offering an elegant fusion of period grandeur and contemporary luxury.

Key Features

- Distinguished Arts & Crafts home
- Fully refurbished to an exceptional standard
- Prominent corner plot
- Four generous double bedrooms
- Luxurious principal suite with en-suite
- Stunning open-plan living space with dual log burner
- Versatile additional reception room
- Large utility room
- Full-height cellar with excellent potential
- Electric gated driveway with extensive parking
- Mature, private gardens
- Retained period features throughout

Description

This remarkable home has been the subject of an extensive, design-led renovation, resulting in a property of rare quality and distinction. Beautifully curated interiors and thoughtful design create a sophisticated yet welcoming environment, perfectly suited to modern family living.

Accommodation

Extending to generous proportions throughout, the property offers four impressive double bedrooms, including a luxurious principal suite with a stylish en-suite, in addition to a beautifully appointed family bathroom.

The centrepiece of the home is a breathtaking open-plan kitchen, dining and living space, thoughtfully designed for both everyday living and entertaining on a grand scale. This striking area is further enhanced by a dual log burner, creating both warmth and a strong focal point.

A separate reception room provides flexibility as a refined sitting room, home office or snug, while a substantial utility room adds further practicality.

A significant full-height cellar, complete with electrics, provides excellent additional space and presents an exciting opportunity for further enhancement—ideal for conversion into a gym, cinema room, home office or additional living accommodation, subject to the necessary consents.

Throughout the home, a wealth of original Arts & Crafts features has been carefully preserved and seamlessly integrated with high-quality contemporary finishes, including high ceilings, intricate cornicing, stained glass detailing and elegant wooden flooring, adding character, depth and a true sense of heritage to the living spaces.

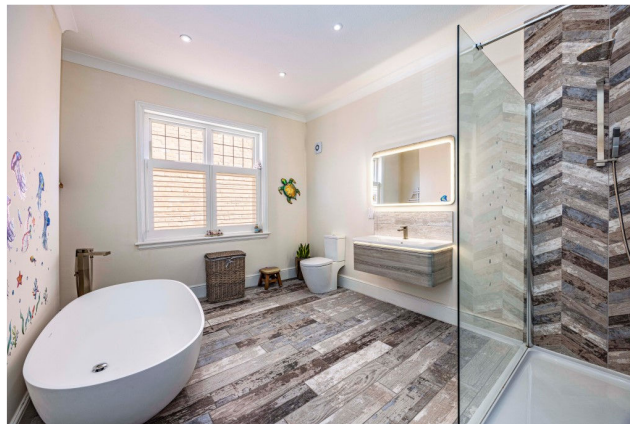
Outside Space

Occupying a substantial corner plot, the property enjoys an imposing presence with a secure, electric gated driveway providing ample parking for multiple vehicles.

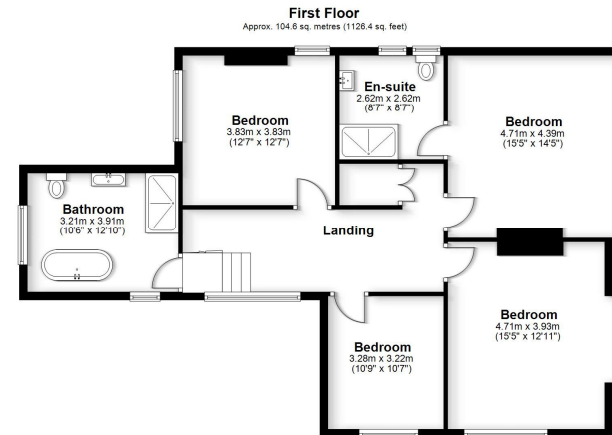
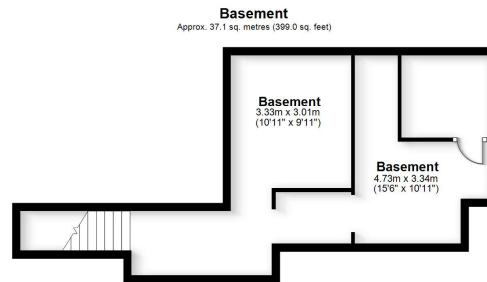
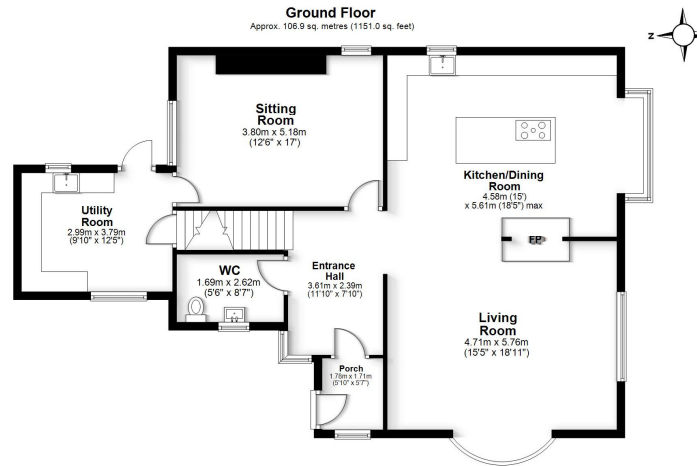
The gardens are beautifully established, featuring flat lawn, mature trees and shrubs, and are fully enclosed by walls and fencing to provide a high degree of privacy. To the rear, a delightful sun trap garden accessed via the utility room offers an ideal setting for outdoor dining and relaxation.

Council Tax Band: F









Total area: approx. 248.7 sq. metres (2676.4 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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