

DISTINCTIVE
HOMES
by



Carisbrooke Drive
Mapperley Park, NG3 5DS

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FHP Living is proud to present this delightful detached home. Offering over 2,000 sq ft of beautifully proportioned living space, the property is enviably positioned on one of the area's most sought-after roads, backing onto the local cricket club-a truly rare opportunity for the discerning buyer.

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This elegant home is rich in period character and charm, while also offering the comfort and practicality expected from a property of such calibre.

The accommodation briefly comprises: a spacious entrance hall with a handsome stone-tiled floor, an ornate feature fireplace, and a stylish under-stairs WC. From here, you are led into a generous dining kitchen, fitted with an array of timeless, modern cabinetry, quality worktops, integrated appliances, a useful utility room, and access to a cellar. The formal dining room sits at the front of the house, enjoying a large bay window that floods the space with natural light and showcases a second decorative fireplace.





To the rear, the elegant living room also boasts a charming feature fireplace and opens into a bright and airy garden room. With French doors leading directly to the rear garden, this space makes an ideal retreat for relaxing or entertaining. Upstairs, the first floor offers four bedrooms and a modern family bathroom.

The master bedroom benefits from a bay window and a private en-suite shower room, while a charming guest bedroom to the rear opens onto a wonderful balcony with views across the cricket ground. Externally, the property sits within beautifully landscaped gardens featuring off-street parking, manicured lawns, established borders, patios, pathways, a greenhouse, and a brick-built store.

This is a home that must be viewed in person to fully appreciate its setting, space, and charm.





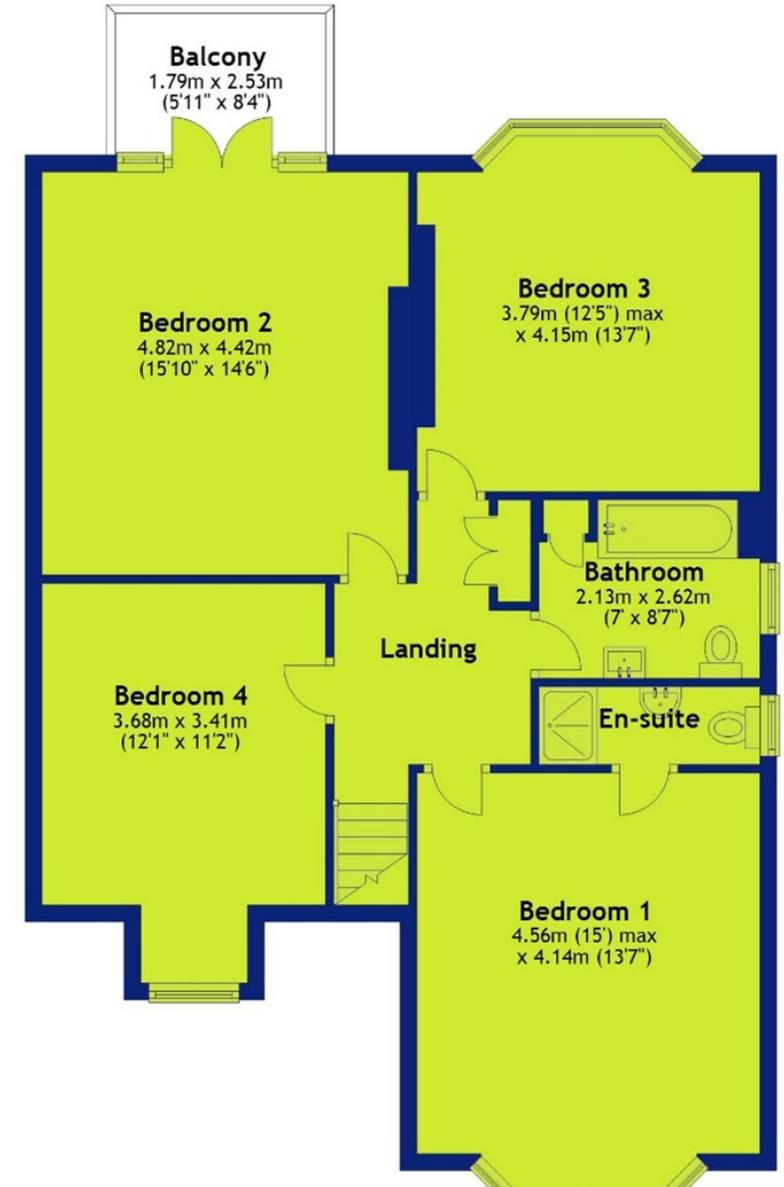
Ground Floor

Approx. 106.4 sq. metres (1145.1 sq. feet)



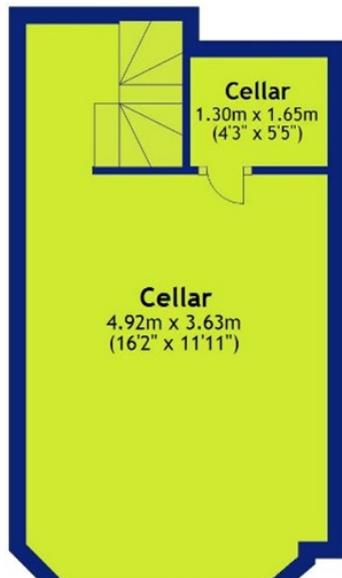
First Floor

Approx. 89.8 sq. metres (966.9 sq. feet)



Basement

Approx. 23.3 sq. metres (250.9 sq. feet)







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.

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

Interested in this home?

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