

DISTINCTIVE
HOMES
by



Carisbrooke Drive
Mapperley Park Conservation Area, NG3 5DS

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Situated within the highly regarded Mapperley Park Conservation Area, on one of the area's most prestigious roads, this is a rare opportunity to acquire a truly beautiful semi-detached period home offering a wealth of original features combined seamlessly with modern living.





The property provides generous and versatile accommodation, blending grandeur, character, and contemporary design to create a home that will appeal to the most discerning purchaser. Mapperley Park lies within two miles of Nottingham city centre, with excellent range of amenities.

The property is approached via a driveway providing off-road parking for several vehicles, leading to a large garage with electric door, power, and lighting. To the rear of the garage is a useful home office, ideal for remote working.

The entrance hall is welcoming, featuring a staircase rising to the upper floor. A cloakroom/WC, and access to the principal reception rooms.

The main living room is a stunning space with a high ceiling, ornate detailing, picture rail, and a delightful feature fireplace. Large floor-to-ceiling glazed doors allow the room natural light, creating an elegant yet inviting atmosphere.

A separate study is also accessed from the hallway and showcases further period charm, including wooden panelling, a feature ornamental fireplace, tall ceiling with cornicing, and a striking leaded stained-glass window.





The heart of the home is the modern dining kitchen, fitted with a modern range of units and integrated appliances, complemented by a central island. This space opens into a superb architect-designed sun room, bathed in natural light through large plate-glass double-glazed doors and a roof lantern, offering delightful views and direct access to the garden terrace. A small pantry provides additional storage.

To the first floor, the landing is enhanced by a beautiful stained-glass window and includes an airing cupboard/linen store. The principal bedroom enjoys a high ceiling with cornicing, a large window overlooking the local cricket ground, and a en-suite shower room.

Bedroom two is a generous guest room with tall ceiling and excellent natural light.

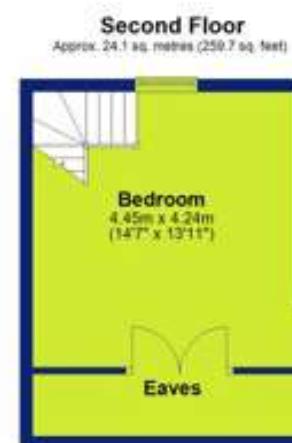
Bedroom three is arranged over split levels and enjoys views towards the cricket ground, incorporating a study area and a staircase leading to the bedroom level.

The family bathroom is well appointed with both a bath and a separate shower.

The rear garden is a particular highlight. Immediately outside the property is a large patio/terrace, providing an ideal space for entertaining and access to the home office. Steps lead down to a beautifully established and mature garden, featuring lawns, winding pathways, and an abundance of plants, shrubs, and bushes. Additional features include a greenhouse and established hedgerows, creating a peaceful and private setting.







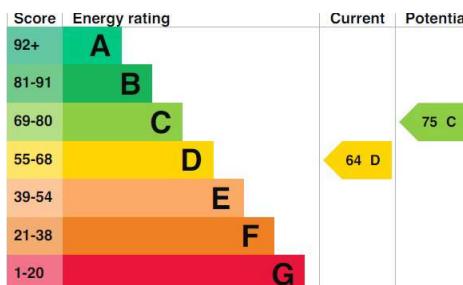
Total area: approx. 234.7 sq. metres (2526.2 sq. feet)



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