

DISTINCTIVE  
HOMES  
by



Carisbrooke Drive

Mapperley Park Conservation Area, NG3 5DS



# Carisbrooke Drive

Mapperley Park Conservation Area, NG3 5DS

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.

[www.fhpliving.co.uk](http://www.fhpliving.co.uk)







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.

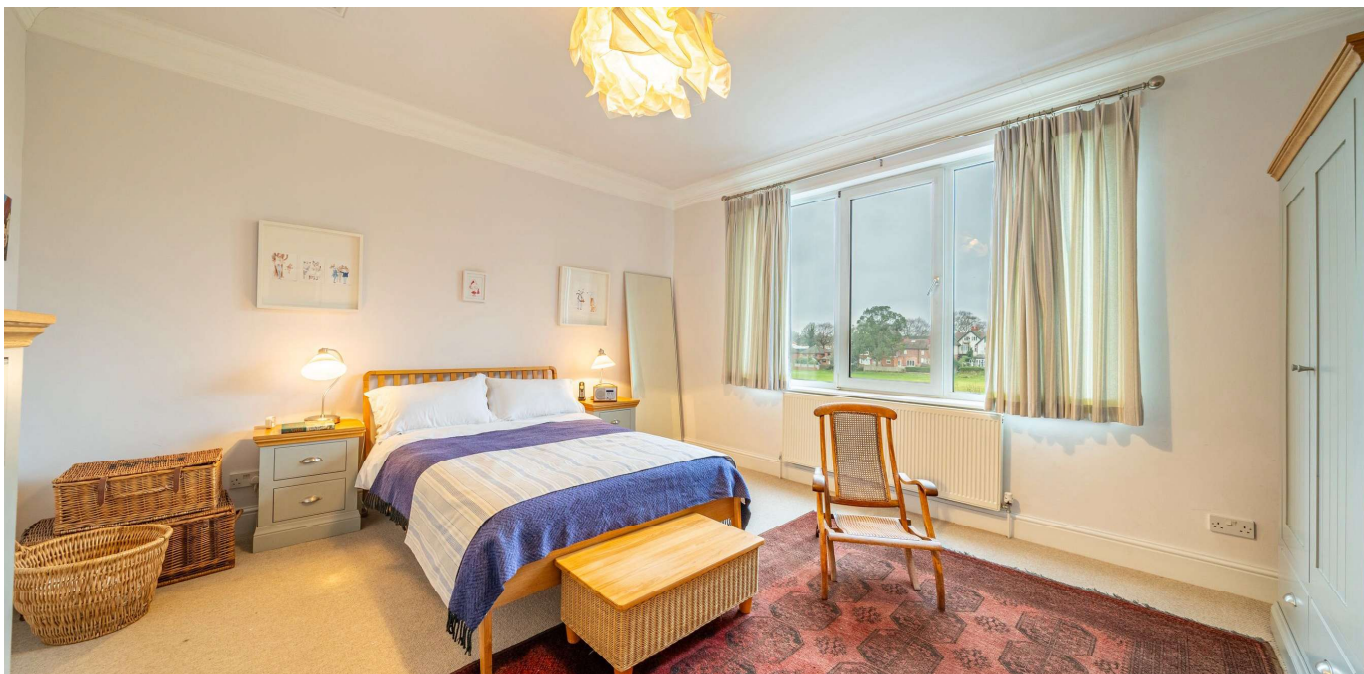
The entrance hall is welcoming, featuring a staircase rising to the upper floor. A cloakroom/WC, and access to the principal reception rooms.

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 corning, 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 an 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.







### Ground Floor

Approx. 134.4 sq. metres (1448.2 sq. feet)



### First Floor

Approx. 76.2 sq. metres (820.3 sq. feet)



### Second Floor

Approx. 24.1 sq. metres (259.7 sq. feet)



Total area: approx. 234.7 sq. metres (2526.2 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](http://www.fhpliving.co.uk)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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 of 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



**Jason Cook**  
Mobile: 07876 396 010  
[jason@fhpliving.co.uk](mailto:jason@fhpliving.co.uk)

**T: 0115 841 1155**

23 Bridgford Road  
West Bridgford  
Nottingham NG2 6AU

1 Weekday Cross  
The Lace Market  
Nottingham NG1 2GB