



# Individual detached house in a Conservation Area

**1 Park House Gates, Lucknow Drive, Mapperley Park, Nottingham**

Freehold





Superb sitting room with garden room off • Dining room, study area • Re-fitted luxurious breakfast kitchen with range of appliances • Master bedroom with en suite shower room • Three further good bedrooms • Family bathroom • Generous garaging with workshop space • Utility

### Location

Mapperley Park is a highly sought after residential area set on the north site of Nottingham city offering some of the area's most prestigious housing in a lovely tree lined Conservation Area.

Mapperley Park lies within easy reach of Nottingham city centre and is also convenient for both the Queens Medical Centre, Nottingham Universities, City Hospital complex and Girls and Boys High School.

### Description

This individual detached home offers generous well planned living and bedroom accommodation suitable for a range of different buyers seeking a very high quality home in a desirable setting. The house enjoys a fine position within a small private development set off Lucknow Drive.

The layout of the house offers principal accommodation on a single ground floor level with additional accommodation at garden floor level which includes a large utility and very generous fourth bedroom together with the very spacious garage with separate workshop area.

### Accommodation

#### Ground Floor

Raised wrap around balcony with a covered canopy leading to a glazed door with side screen to an entrance vestibule and onto reception hall.

Sitting room; a very generous room with high well-proportioned ceiling and a fine hardwood chimneypiece with marble slips and hearth to a gas coal fire. Attractive outlook over the main gardens.

Double doors lead through to a garden room with an outlook onto the gardens.

There are wide double doors from the sitting room to a generous dining room with separate study area and stairs leading down to the garden floor.

Luxurious re-fitted breakfast kitchen with attractive flooring, excellent range of high quality fitted cupboards and Quartz effect working surface including inset Franke sink, built-in oven and hob, integrated fridge and freezer and Bosch integrated dishwasher.

There is a side hallway which provides access to the principal bedroom accommodation comprising:

Master bedroom with fitted wardrobes and a very spacious partly tiled en suite shower room with corner shower cubicle, low suite W.C, hand basin and bidet.





There are two further good bedrooms each with fitted wardrobes and a refitted family bathroom with W.C.

From the front entrance vestibule a staircase leads down to ground floor hallway with access to a spacious utility room with a gas fired boiler providing central heating and domestic hot water.

From the study/landing area off the dining room a second staircase leads down to the garden level and bedroom 4, a very generous room with a fitted cupboard.

Outside the property has a wide frontage to Lucknow Drive and a block paved side driveway with additional parking leading to the:

Extensive integral garaging, 26 ft by over 24 ft with twin doors and ample workshop and storage space.

The gardens around the property are generally lawned, maintained to a high standard with mature trees providing a lovely setting to complement the house. The property is available with no chain involved.

#### **General Information**

##### **Tenure**

Freehold

##### **Services**

Mains electricity, gas fired central heating, drainage and water are understood to be connected to the property.

##### **Viewing**

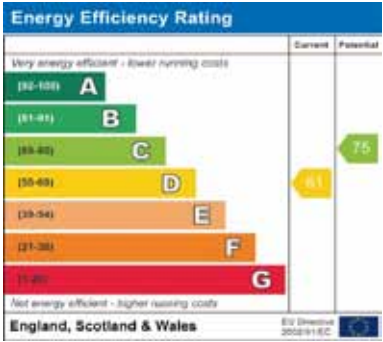
Strictly by appointment with Savills.



**Park House Gates, Nottingham**  
**Main House gross internal area** 2,279 sq ft / 212 sq m  
**Garage gross internal area** 632 sq ft / 59 sq m  
**Balcony gross external area** 281 sq ft / 26 sq m  
**Total gross internal area** 2,911 sq ft / 271 sq m



**Ground Floor** **FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
The position & size of doors, windows, appliances and other features are approximate only.  
□ □ □ Denotes restricted head height  
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