



Superb period house with a modern extension

19 Arlington Drive, Mapperley Park, Nottingham

A superb period semi-detached home offering a wonderful blend of period accommodation carefully matched to a more contemporary but well blended modern two storey extension in the heart of the Mapperley Park Conservation Area

Location

The property enjoys an enviable setting within the heart of the Mapperley Park Conservation Area close to excellent facilities and amenities nearby in Carrington and Sherwood and with easy access to Nottingham city centre, highly regarded local schooling and the city's universities and hospital complexes. Mapperley Park has long been regarded as one of the premier residential areas within the city with wide mature tree lined roads and a wealth of period and more contemporary dwellings creating this highly desirable setting.

Accommodation

Ground Floor

Entrance porch/boot room with a high vaulted ceiling and skylight. Internal door to dining room/breakfast area with shuttered windows, fully fitted with good quality cupboards and granite working surface. Franke one and a half bowl inset sink with waste disposal unit, plumbing for dishwasher, integrated larder refrigerator, built-in double oven and built-in ceramic hob with Smeg fan over. Large walk-in utility/larder with sink unit and fitted cupboards.

Stunning internal reception hallway with fitted cabinets and bookshelves and a deep built-in storage room.

Drawing room set within the original house with lovely high detailed ceilings, three quarter oak panelled walls with carved detailing. Period inset oak carved chimneypiece with an open fire and an ornate back with a marbled hearth, wide bay window.

Sitting room/games room, a further substantial reception room with wide French doors leading out onto the terrace and south facing gardens beyond.

Side hallway leading to the more contemporary extension, with double height ceiling in part, separate glazed entrance hall to the courtyard area, low level lighting and underfloor heating throughout this section. Cloaks with low suite W.C and wall hung wash hand basin.

Glorious garden/family room with tiled floor and full width glazed sliding pocket doors leading out onto direct level access to the rear courtyard area.

A wide dog-leg staircase rises to the first floor semi-galleried landing with ample sitting and study space.





There are three generous bedrooms set within the original house and the principal south facing bedroom has a generous en suite shower room and W.C. There is a separate good sized family bathroom with panelled bath, twin wash hand basins, low suite W.C and a corner shower cubicle. Good sized box room.

First floor

Main landing area, built-in store cupboard with twin gas fired boilers providing central heating and domestic hot water.

An inner landing area is set within the carefully created and well executed extension with a range of fitted wardrobes. Four bedrooms within the side/rear wing, with one enjoying a spacious en suite shower room with twin wash hand basins and one currently arranged as a studio/work room with wonderful light aspect. In addition there is a further family bathroom with panelled bath, low suite W.C and hand basin. Underfloor heating is installed in this section of the property.

Note: the side wing could be further adapted to create an independent or linked annexe if required.

Outside

The property has a shared driveway leading up to a generous integral garage with twin up and over doors, light and power. The principal gardens lie to the front of the property, south facing with a

wide terrace and seating area, good sized lawns, good mature well stocked borders.

To the rear of the property there is a wide and very generous paved terraced area with seating and a tiered mature additional garden area. There is a small courtyard area set to the side of the property with a built-in store and open wood store.

General Information

Tenure

Freehold, vacant possession on completion.

Services

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

Viewing

Strictly by appointment with Savills.

Arlington Drive, Mapperley Park
Main House gross internal area 4,257 sq ft / 395 sq m
Garage gross internal area 349 sq ft / 32 sq m
Total gross internal area 4,606 sq ft / 428 sq m



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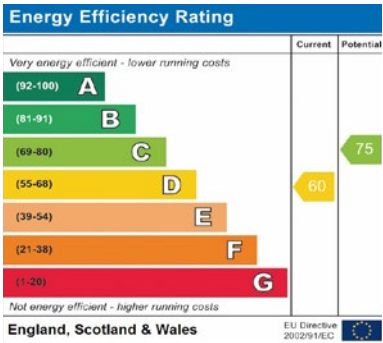


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