



**Daisy Road
Mapperley, Nottingham NG3 6HH**

Guide Price £450,000 Freehold

Stunning 4-Bedroom Victorian Detached Home
with Cinema Room, Converted Salon &
Landscaped Garden.
NO UPWARD CHAIN.



GUIDE PRICE £450,000 - £500,000

Set on the sought-after Daisy Road in Mapperley, this exceptional Victoria detached residence offers a rare combination of timeless period elegance and contemporary comfort. From its grand double bay frontage and secure front garden to its beautifully landscaped rear plot, this four-bedroom home has been thoughtfully designed and impeccably maintained to suit modern family living.

A traditional tiled porch leads you into a decadent entrance hall, setting the tone for the character and quality found throughout. To the left of the hallway, the first reception room enjoys a bay fronted outlook, fitted with a wall-mounted television and bespoke built-in bookshelf. Hidden within the bookshelf is a secret door revealing the showpiece of the home - a fully equipped cinema room, complete with surround sound system and wall-mounted screen, offering the ultimate private viewing experience.

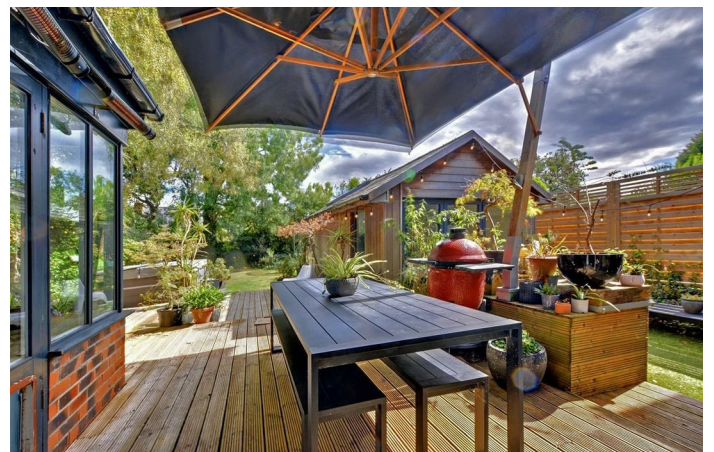
On the opposite side of the hallway lies the striking open-plan kitchen and dining space. Recently renovated to an exceptional standard, the kitchen features a central island with induction hob and built-in extractor, along with integrated appliances throughout. The bay frontage at the front fills the room with natural light, while full-width bi-folding doors at the rear open directly onto the garden, creating an effortless indoor-outdoor flow. Surround sound speakers are also built into this space, making it ideal for entertaining.

To the rear of the home, a bright and airy sun room extension offers views across the garden and leads through to a practical utility room and a stylish downstairs W/C. Beyond the garden, the former detached garage has been converted into a office space complete with electricity and water supply - a versatile space that could also serve as a gym, or studio.

Upstairs, four generous double bedrooms are spread across a spacious landing, with three rooms vying for the title of master due to their impressive size, high ceilings, and elegant proportions. Recently redecorated with fresh paint and new skirting throughout, the upper floor also includes a modern three-piece family bathroom where the boiler is neatly housed. Additional storage is available via the loft.

Outside, the rear garden is both spacious and serene. A large sunny decking area includes a jacuzzi, ideal for relaxing or entertaining, while the expansive lawn beyond is bordered by established trees offering dappled shade and excellent privacy. The front of the home features a secure, gated garden along with off-road parking and a sheltered car port.

This remarkable Edwardian home is a rare find - full of charm, innovation, and style - and offers the perfect blend of period character and contemporary living. Viewings are highly recommended to truly appreciate everything this unique property has to offer, selling with the added benefit of no upward chain.



Entrance Hallway

UPVC double glazed entrance door with fixed double glazed panels either side to the front elevation leading into the entrance hallway comprising Amtico flooring, wall mounted radiator, coving to the ceiling, carpeted staircase leading to the first floor landing incorporating panelling, doors leading off to:

Lounge

12'0" x 14'10" approx (3.677 x 4.525 approx)

Amtico flooring, UPVC double glazed bay fronted window to the front elevation, log burner with stone hearth and surround, coving to the ceiling, hidden door leading through to the cinema room.

Cinema Room

11'11" x 11'1" approx (3.655 x 3.394 approx)

Amtico flooring, wall mounted radiator, spotlights to the ceiling, media wall.

Dining Kitchen

27'6" x 11'11" approx (8.397 x 3.640 approx)

Amtico flooring, a range of wall and base units with worksurfaces over incorporating an inset sink with swan neck mixer tap over, central island unit providing additional seating and storage space incorporating an induction hob, integrated oven, coving to the ceiling, integrated dishwasher, integrated fridge freezer, integrated sound system, vertical radiator, UPVC bay fronted window to the front elevation, spotlights to the ceiling, UPVC double glazed bi-folding doors to the rear elevation leading out to the garden, wall mounted radiator, ample space for dining table, log burner with stone hearth and surround.

Conservatory

13'2" x 11'7" approx (4.022 x 3.539 approx)

Double glazed wooden windows to the side and rear elevations, double glazed wooden doors to the side and rear elevations leading to the garden, Amtico flooring, opening through to the utility room, apex ceiling.

Utility Room

4'11" x 10'3" approx (1.523 x 3.144 approx)

Space and plumbing for a washing machine, space and point for a tumble dryer, space and point for an American style fridge freezer, Amtico flooring, door leading through to the downstairs WC.

Downstairs WC

3'7" x 5'2" approx (1.1 x 1.6 approx)

WC, panelling to the walls, handwash basin with mixer tap, Amtico flooring.

First Floor Landing

Carpeted flooring, wall mounted radiator, UPVC double glazed window to the rear elevation, spotlights to the ceiling, doors leading off to:

Bedroom Three

12'0" x 12'0" approx (3.677 x 3.666 approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, carpeted flooring.

Bedroom One

15'8" x 12'1" approx (4.8 x 3.7 approx)

Carpeted flooring, two UPVC double glazed windows to the front elevation, wall mounted radiator, coving to the ceiling, spotlights to the ceiling.

Bedroom Two

14'5" x 11'11" approx (4.403 x 3.653 approx)

Two UPVC double glazed windows to the front elevation, wall mounted radiator, coving to the ceiling, recessed spotlights to the ceiling.

Bathroom

6'1" x 10'6" approx (1.860 x 3.207 approx)

Laminate floor covering, tiled splashbacks, panelled bath with shower attachment, WC, handwash basin, housing the boiler, access to the loft, recessed spotlights to the ceiling.

Bedroom Four

11'11" x 5'7" approx (3.649 x 1.714 approx)

Carpeted flooring, UPVC double glazed window to the rear elevation, wall mounted radiator, spotlights to the ceiling.

Outside

Rear of Property

To the rear of the property there is an enclosed rear garden with large decked space providing ideal seating and hosting space leading to a lawned garden, a range of trees and shrubbery planted throughout, access to the office.

Office/Garage/Home Working

15'5" x 9'10" approx (4.724 x 2.999 approx)

Power and lighting, water, windows, bi-folding doors.

Currently utilised as a home salon this versatile insulated space can be tailored to suit the buyers needs and requirements.

Car Port

Accessible from the front via double barn doors and open access from the rear garden.

Agents Notes: Additional Information

Council Tax Band: D

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

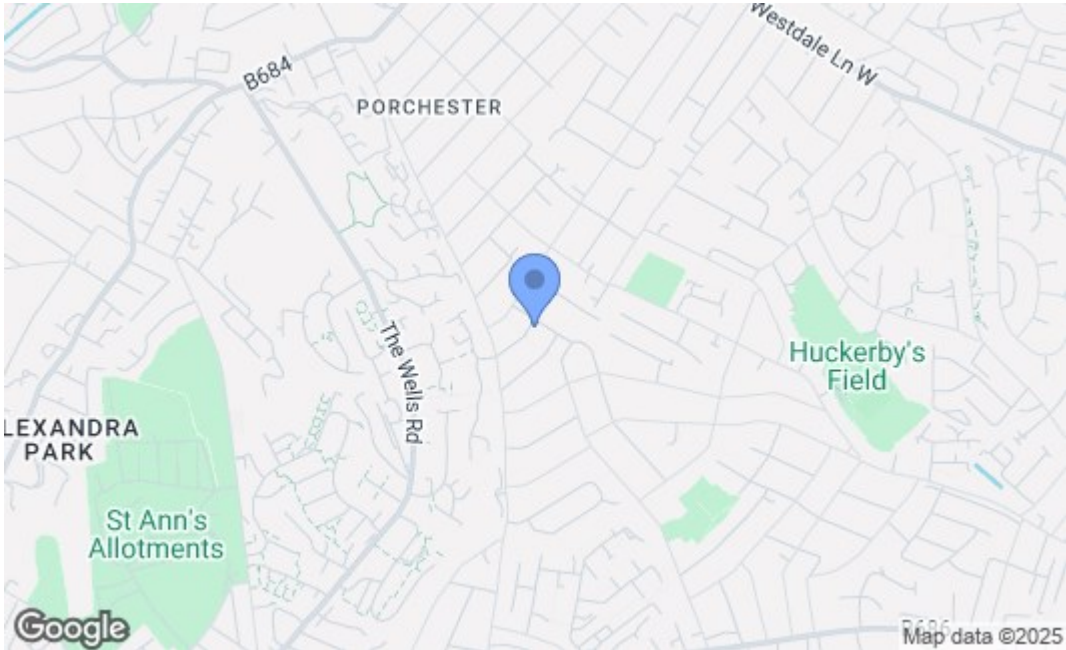
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.