Robert Ellis

look no further. . .

Daisy Road
Mapperley, Nottingham NG3 6HH

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

Offers Over £450,000 Freehold

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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

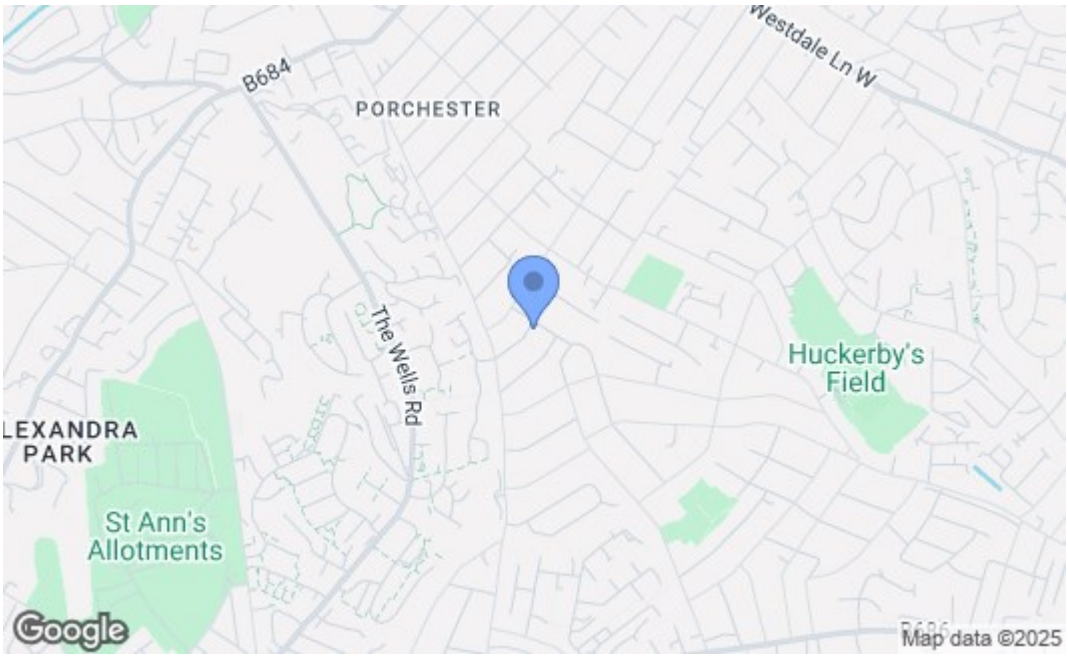
Rear of Property
To the rear of the property there is an enclosed rear garden with large decked space providing ideal seating and hosting space leading to a lawned garden, a range of trees and shrubbery planted throughout, access to the office.

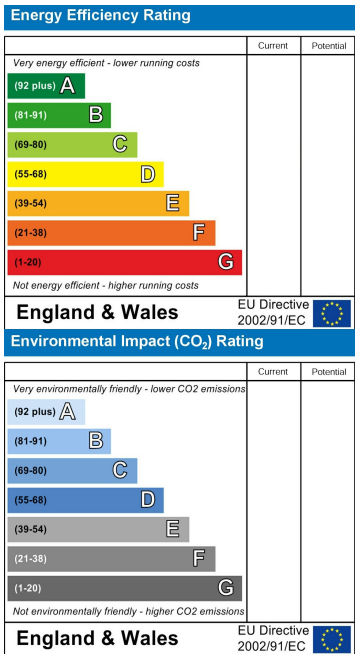
Office/Garage/Home Working
15'5" x 9'10" approx (4.724 x 2.999 approx)
Power and lighting, water, windows, bi-folding doors.

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





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.

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