



Bowers Avenue, Mapperley Park



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Mapperley Park, Nottingham

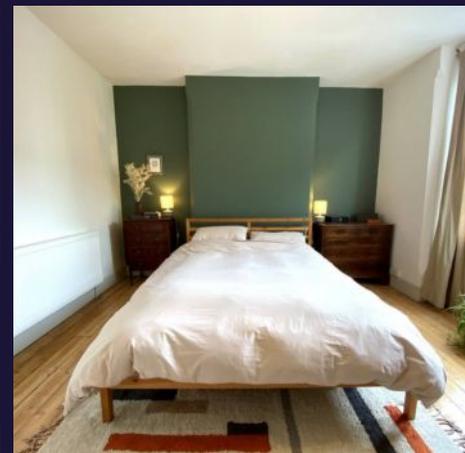
Comfort Estates are delighted to present this stunning four-bedroom home to the market. Boasting an abundance of original features throughout, the property has been lovingly refurbished to an exceptionally high standard, complemented by stylish furnishings and quality finishes.

Located in Mapperley Park, one of Nottingham's most prestigious conservation areas, the home is surrounded by beautiful Victorian and Edwardian properties set along tree-lined streets. Positioned just north of the City Centre, the property also benefits from excellent access to a wide range of local amenities.

In brief, the accommodation comprises: entrance hallway, lounge, dining room, kitchen, four double bedrooms, family bathroom, separate WC, additional shower room, and rear garden.

Please note this property is not available to sharers as it does not hold an HMO licence.

Available furnished from the 1st April 2026 - call today to arrange a viewing.





Kitchen

10' 1" x 9' 6" (3.07m x 2.89m)

At the end of the hallway is a stylish kitchen that blends modern design with subtle traditional charm. It features blue shaker-style wall and base units with gold accents, wooden worktops, a built-in double oven, electric hob with extractor fan, and a white composite three-quarter sink with drainer. In one corner, there is an attractive wooden breakfast bar with stools. The walls are partly finished with white subway tiles and partly painted in neutral white tones, while the tiled flooring offers easy maintenance. A large uPVC double-glazed window overlooks the rear garden, and there is direct access to the garden from the kitchen. Integrated appliances include an undercounter fridge, separate freezer, microwave, washing machine, and dishwasher.

Lounge

14' 7" x 12' 4" (4.45m x 3.77m)

Leading off the hallway is the first reception room, beautifully presented and offered furnished. The room boasts an abundance of original features including wooden flooring, decorative coving, a ceiling rose, and an elegant feature fireplace with fitted shelving to the alcoves. A large bay window with uPVC double glazing overlooks the quiet road to the front aspect, allowing plenty of natural light to fill the space and enhance the room's bright and welcoming feel. The room comes furnished with a grey two-seater sofa, coffee table, and armchair.





Dining Room

12' 5" x 10' 1" (3.78m x 3.08m)

Next door to the kitchen is the beautifully styled and well-proportioned dining room, continuing the home's charming original features including decorative coving, a ceiling rose, wooden flooring, and a refurbished storage cupboard. A uPVC double-glazed window overlooks the rear garden, allowing for plenty of natural light. The room is offered furnished with a dining table and chairs, floor lamp, and a vintage bureau, creating an ideal space for both everyday dining and entertaining.

Bedroom 1

15' 11" x 12' 6" (4.85m x 3.81m)

To the front aspect is an extremely spacious double bedroom, featuring the same original wooden flooring and beautifully presented with crisp white walls and a striking green feature wall. A large uPVC double-glazed window faces the front, allowing the room to feel bright and airy. The room is offered furnished with a double bed, freestanding wardrobe, two chest of drawers, and a vintage chair, providing ample storage and comfortable living.

Bedroom 2

12' 6" x 10' 2" (3.81m x 3.10m)

A well-proportioned double bedroom, currently arranged as a home office. The original wooden flooring continues through this floor, and the room is decorated in neutral tones. The space also benefits from a beautiful original built-in storage cupboard. A uPVC double-glazed window overlooks the rear garden, providing a pleasant outlook. The room is offered furnished with a blue rocking armchair and storage units.





Bedroom 3

15' 11" x 12' 5" (4.85m x 3.79m)

Up a further flight of stairs is the second floor, where you'll find another spacious double bedroom, currently arranged as a home office. The room is neutrally decorated with white walls, wooden flooring, and benefits from useful built-in shelving. The room is offered furnished with a double futon bed, built-in wardrobe, desk, and chair.

Bedroom 4

12' 6" x 10' 6" (3.80m x 3.19m)

To the front aspect is another very spacious double bedroom, neutrally decorated with white walls and a striking terracotta feature wall. The room retains the original wooden flooring and further benefits from a built-in storage area complete with shelving and a hanging rail. The room is offered furnished with a double bed, bedside table, shoe storage unit, and chair.

Entrance and Hallway

Approached via a handsome and traditional frontage, the property benefits from steps leading up to the front door and a low-walled forecourt providing space for bins. Upon entering, you are welcomed by an inviting hallway featuring original wooden flooring and a beautifully refurbished staircase as its focal point. The cellar is also accessed from this area.





Bathroom

9' 6" x 6' 7" (2.90m x 2.01m)

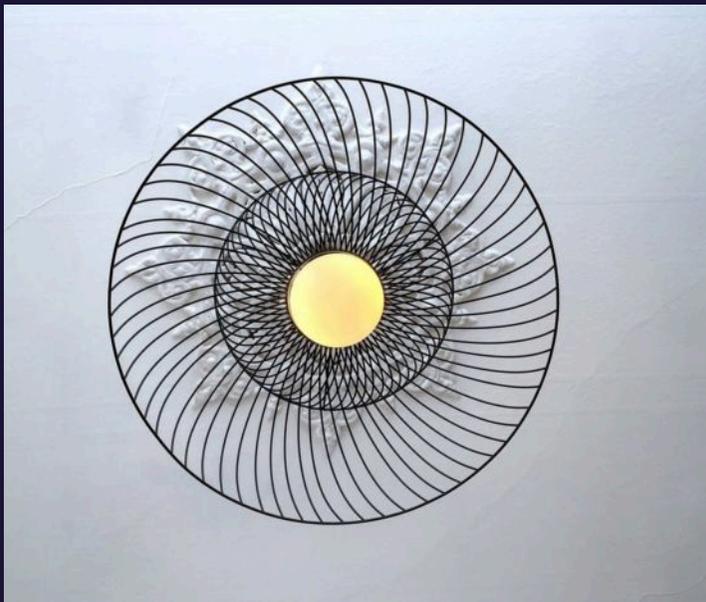
On the first floor, at the top of the stairs, is the bathroom. Continuing the traditional styling, it features a shaker-style vanity sink unit and an elegant roll-top bath with gold fittings. There is also a large walk-in shower cubicle with rainfall shower, complemented by white subway tiles. The space is filled with natural light from a frosted double-glazed window to the rear aspect, along with an additional skylight window.

Shower Room

Off the second-floor landing is a compact yet well-designed shower room, featuring a shower cubicle finished with white subway tiles and a vanity sink with a mirrored cupboard above.

WC

Adjacent to the bathroom is a separate WC, providing added convenience.





Total Area: approx. 149.7 sq. metres (1611.9 sq. feet)



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