



Jonathan Fitzpatrick
VILLAGE & COUNTRY HOMES



66a Sandford Road Mapperley NG3 6AH

Guide £495,000 - £515,000 Freehold

Contemporary design. Amazing views. Connected location.

An impressive four-bedroom detached family home, thoughtfully extended and redesigned to offer contemporary living accommodation in the sought-after Mapperley area of Nottingham. Combining distinctive architectural features with stylish, well-appointed interiors, the property offers an excellent balance of modern design, generous proportions and practical family living.

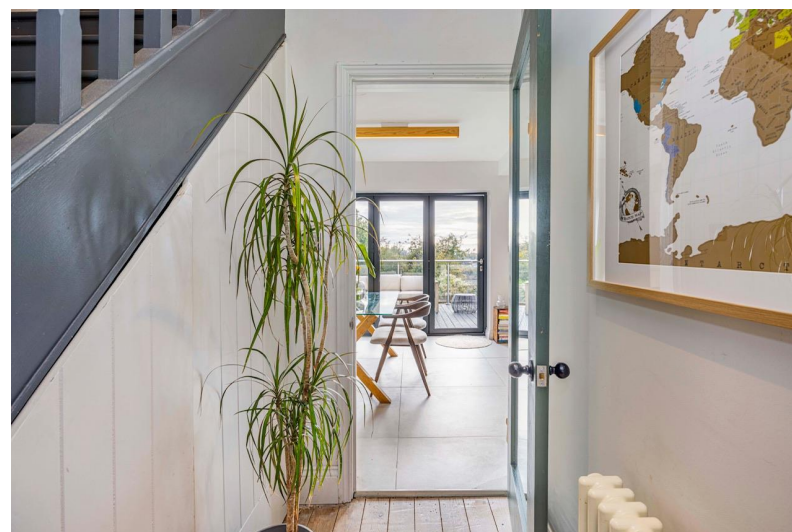
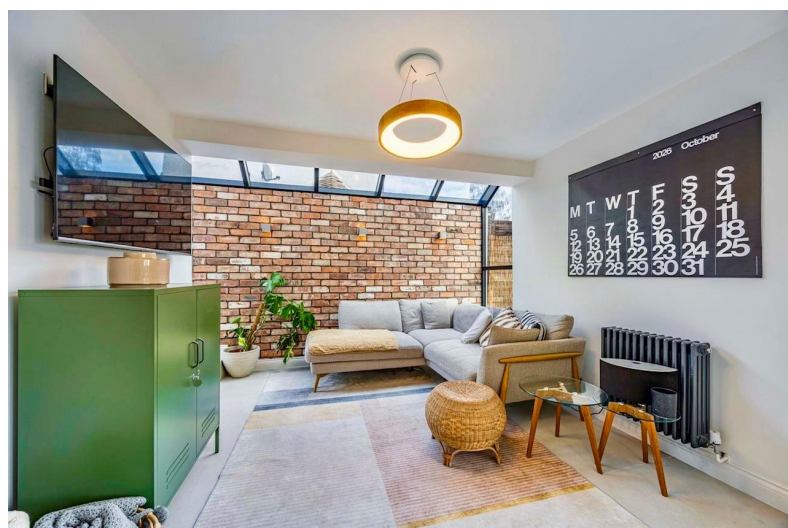
At the heart of the home is a superb open-plan kitchen, dining and living space, designed with both everyday family life and entertaining in mind. This spacious and sociable setting connects effortlessly with the elevated garden deck, where panoramic views provide a wonderful backdrop. A separate lounge offers a more relaxed retreat, while a dedicated utility room and ground-floor cloakroom/WC add further convenience.

To the first floor, four well-proportioned bedrooms provide flexible accommodation, with the principal bedroom benefiting from its own en suite and dedicated dressing area. A contemporary family bathroom, complete with a separate shower, serves the remaining bedrooms.

Outside, the landscaped rear garden is a particular feature of the property, thoughtfully arranged over several levels to create distinct areas for relaxation and recreation. The elevated deck, with its contemporary glass balustrading, provides an ideal setting for outdoor dining whilst making the most of the far-reaching views. Steps lead down through established planting to a generous, low-maintenance lawn, where a purpose-built garden office offers a versatile space for home working or creative pursuits.

The property's distinctive exterior combines natural timber cladding, contrasting dark detailing and contemporary glazing, creating a striking first impression. A generous driveway provides ample off-road parking, complemented by an integral garage and EV charger.

Conveniently positioned for Mapperley's excellent range of shops, cafés, restaurants and local amenities, with Nottingham city centre also within easy reach, this is a home that offers both lifestyle appeal and everyday practicality.





A beautifully appointed kitchen combining contemporary design with distinctive character. Deep blue Shaker-style cabinetry, elegant granite worktops and copper-toned fittings complement the striking exposed brick feature wall. A traditional range cooker and Belfast sink add further personality, while the open-plan arrangement flows seamlessly into the dining and living areas, creating a stylish and sociable space.



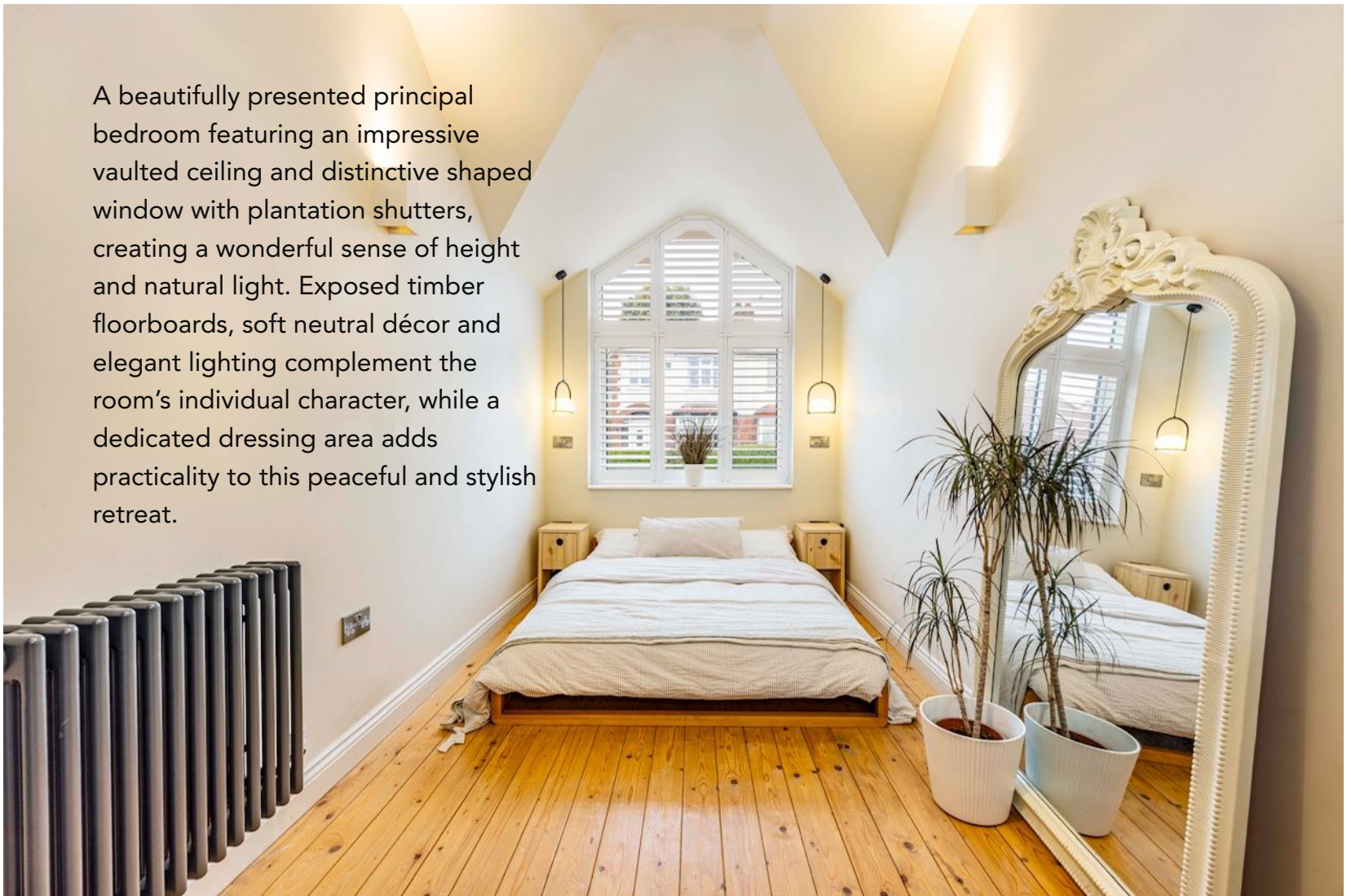


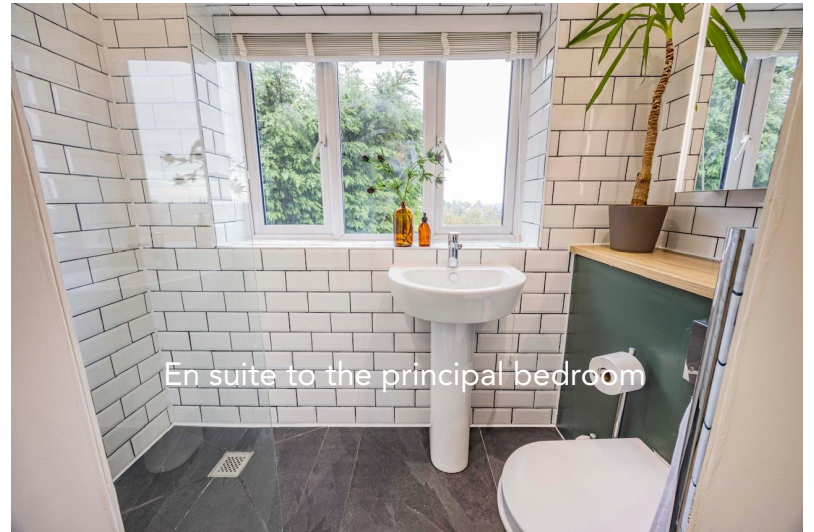
The separate lounge features natural timber floorboards complemented by contemporary feature wallpaper, soft neutral tones and carefully considered lighting.





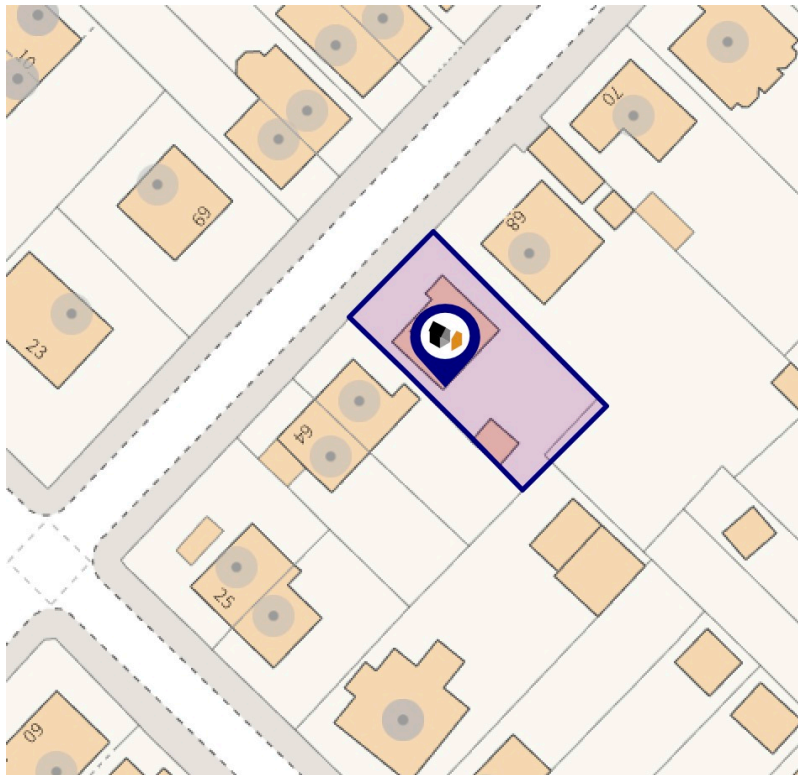
A beautifully presented principal bedroom featuring an impressive vaulted ceiling and distinctive shaped window with plantation shutters, creating a wonderful sense of height and natural light. Exposed timber floorboards, soft neutral décor and elegant lighting complement the room's individual character, while a dedicated dressing area adds practicality to this peaceful and stylish retreat.











Energy performance certificate (EPC)

66a Sandford Road
NOTTINGHAM
NG3 6AH

Energy rating
C

Valid until: 21 October 2036

Certificate number: 3636-9620-5609-0442-7226

Property type

Detached house

Total floor area

140 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

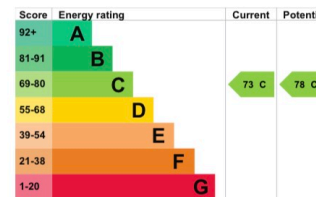
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



Viewing strictly by appointment
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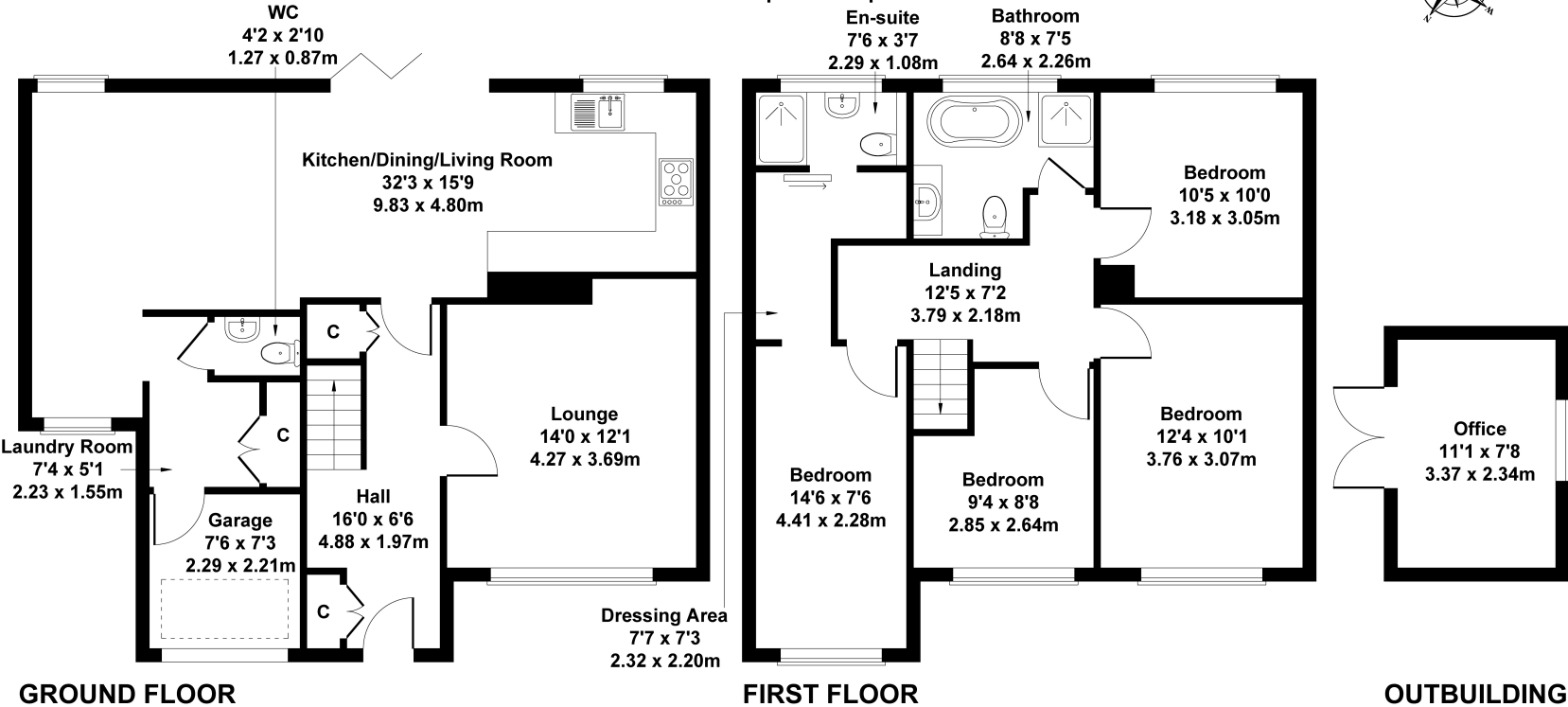
Tel 01623 392676 or
email - mail@jfea.co.uk .

Tenure: Freehold
Council Tax Band: C
Heating: Gas
All Mains services
Flood Risk - Very Low



66A Sandford Road, Mapperley, Nottingham, NG3 6AH

Approximate Gross Internal Area
1475 sq ft - 137 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements