



DavidJames
the estate agent

Mapperley Orchard, Arnold, Nottingham, NG5 8AG

Guide Price £400,000

About This Property

We are pleased to bring to the market this well presented and extended 4 bedroom detached family home which is ideally positioned to take full advantage of both Arnold and Mapperley's excellent amenities and variety of schools! The ground floor accommodation comprises a welcoming entrance hall with porch and cloakroom/WC, spacious lounge with a feature fireplace, separate versatile dining room and a fitted kitchen with a separate utility room whilst upstairs, the four bedrooms are complemented by a main bedroom dressing area as well as a superb bathroom with a separate WC which is fitted with a two piece suite, an over-bath shower and a towel radiator. Outside, the immaculately maintained and established rear garden is mainly lawned with an initial paved patio seating area, well stocked borders and the added benefit of a summerhouse, shed and greenhouse. To the front, a double width driveway provides off-street parking for two vehicles as well as access to the garage. There is also a former second garage which has been partitioned to now provide a useful workshop which can be accessed via the utility room as well as an adjoining bin storage space which has retained the garage door. Viewing is essential!

- Extended detached family home
- 4 bedrooms (main bedroom with dressing area)
- Welcoming entrance hall with porch and cloakroom/WC
- Bright and spacious lounge with feature fireplace
- Separate versatile dining room
- Fitted kitchen with separate utility room
- Superb modern bathroom with separate WC
- Immaculately maintained garden with greenhouse
- Double width driveway and garage
- Former second garage now provides workshop





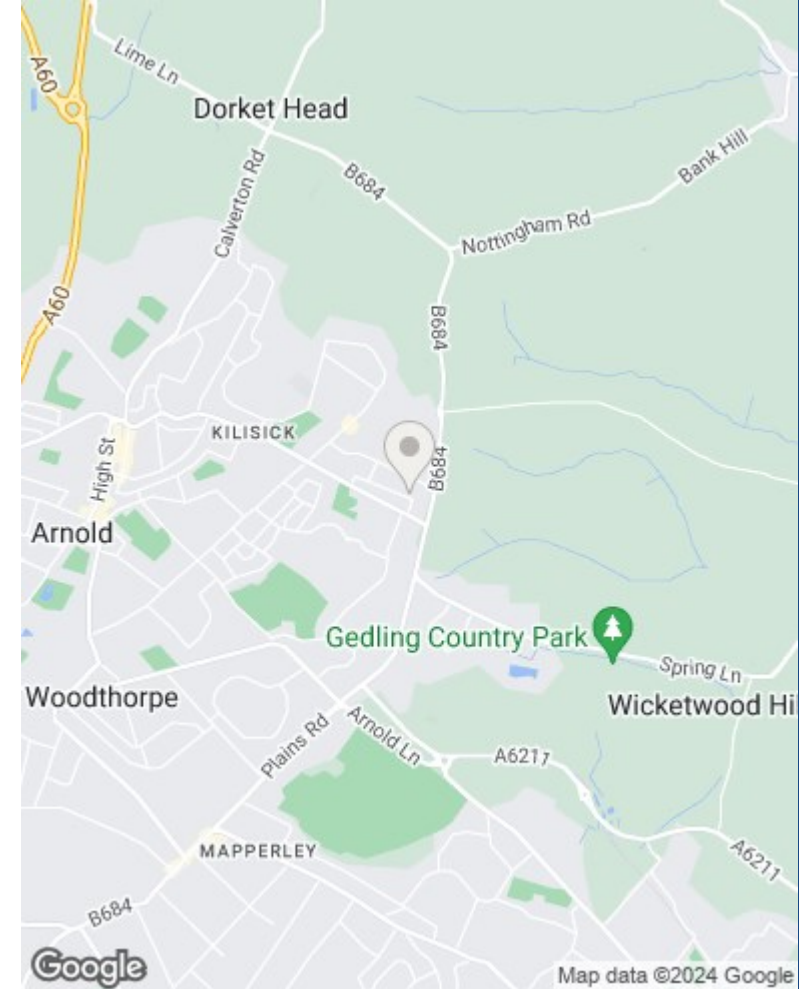


Approximate total area⁽¹⁾
147.55 m²
1588.19 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Council Tax Band: D
Gedling Borough Council
Freehold

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