



4



1



2



C

DavidJames
the estate agent

Mapperley Orchard, Arnold, Nottingham, NG5 8AG

£1,875 Per Calendar Month

About This Property

Situated in a highly sought-after area of Arnold, this impressive modern detached house has been fully renovated throughout just two years ago and is offered part-furnished. A welcoming entrance hall with coat-hanging space, under-stair storage and WC sets the tone, leading to a bright and spacious living room with a feature fireplace and French doors opening onto the paved patio. Steps lead up to a large, stylish dining kitchen with underfloor heating, twin ovens, integrated appliances including two fridges, wine cooler, Sky Pad extractor, breakfast island, plus a wall-mounted TV, with a useful adjoining utility room housing freestanding appliances. Another set of French doors in the kitchen provide access to a raised gravel seating area, perfect for outdoor dining. The first floor offers four bedrooms, with the main bedroom enjoying a dressing area and a contemporary en-suite, while bedroom three is currently used as a study. A sleek family bathroom with rainfall mains shower completes the accommodation. Outside, the versatile rear garden features multiple seating areas across patio, gravel, and decking, along with a lawn and shed. A block-paved driveway provides generous off-street parking, further enhancing this superb home.

TENANCY DETAILS

Available From: NOW

Tenancy Term: Minimum 6 months

Furnishing: Part-furnished

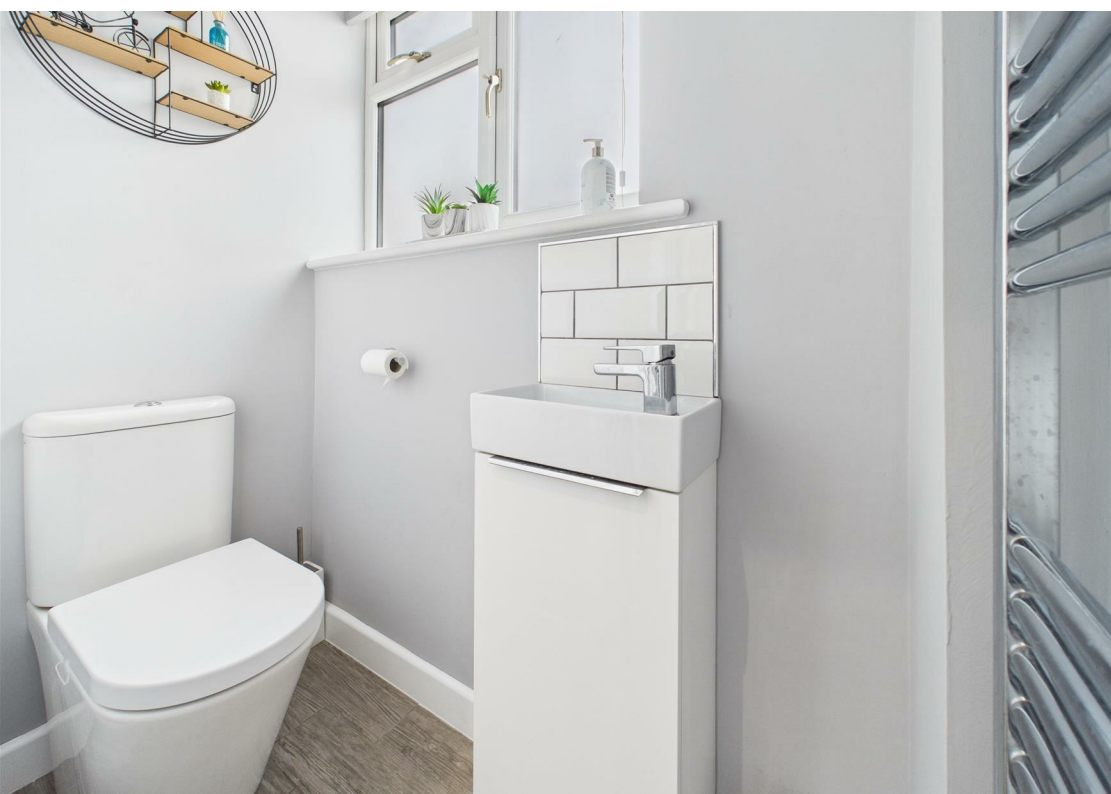
EPC Rating: C

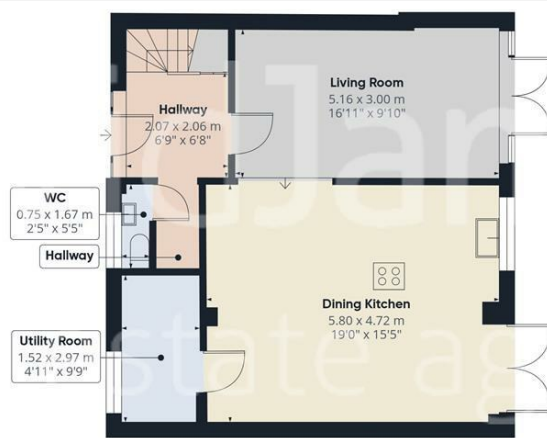
Council Band: C

Pets: Not permitted

- Impressive detached house in a sought-after location
- Part-furnished
- Four bedrooms (bedroom one with dressing area)
- Two bathrooms including an en-suite shower room to bedroom one
- Entrance hall and cloakroom/WC
- Living room with feature fireplace and French
- Superb fully fitted dining kitchen with breakfast island, separate utility
- UPVC double glazing, gas central heating, burglar alarm
- Rear garden with multiple seating areas, lawn and shed
- Blocked paved driveway provides off street parking for multiple vehicles







Floor 0



Floor 1

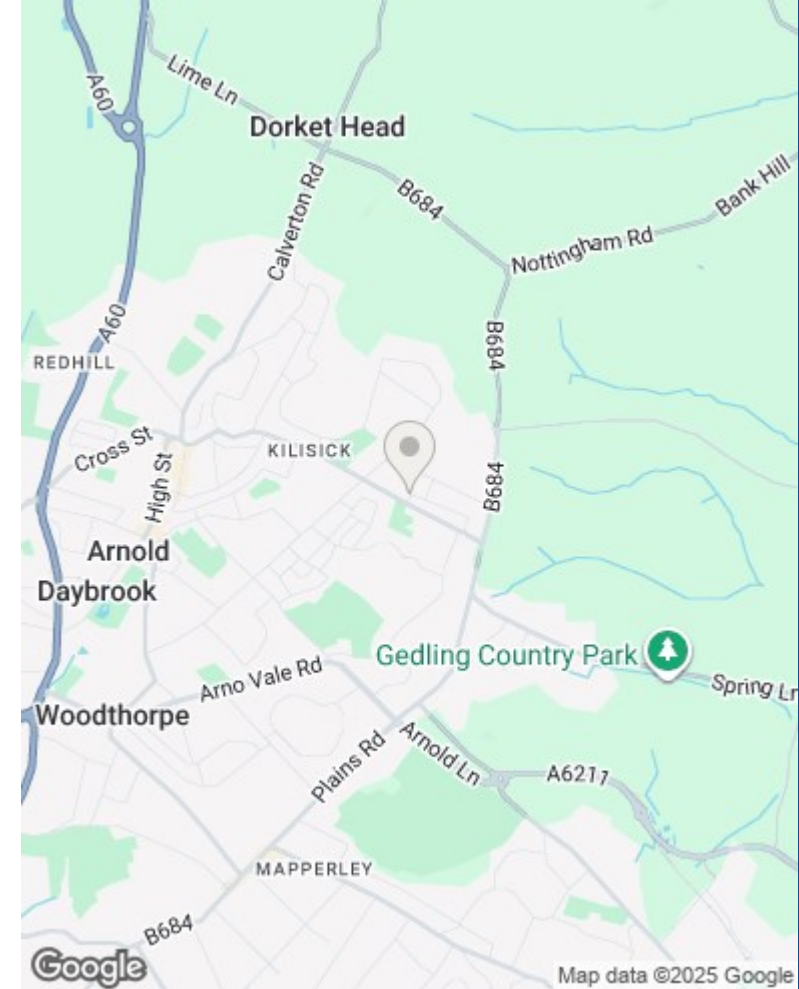


Approximate total area⁽¹⁾
111.5 m²
1199 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Council Tax Band: C
Gedling Borough Council

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property. All services, together with electrical fittings or fitted appliances have NOT been tested. All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only. The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing. If you have a property to sell you may wish to take advantage of our free valuation service. David James Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis: W A Barnes Ltd: £60 including VAT. All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average). MoveWithUs Limited: £188 including VAT (average).

DavidJames
the estate agent

David James Estate Agents
45b Plains Road, Mapperley, Nottingham, NG3 5JU
t: 0115 962 4213 e: lettings@david-james.com

