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C

DavidJames
the estate agent

Mapperley Orchard, Arnold, Nottingham, NG5 8AG

£1,795 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

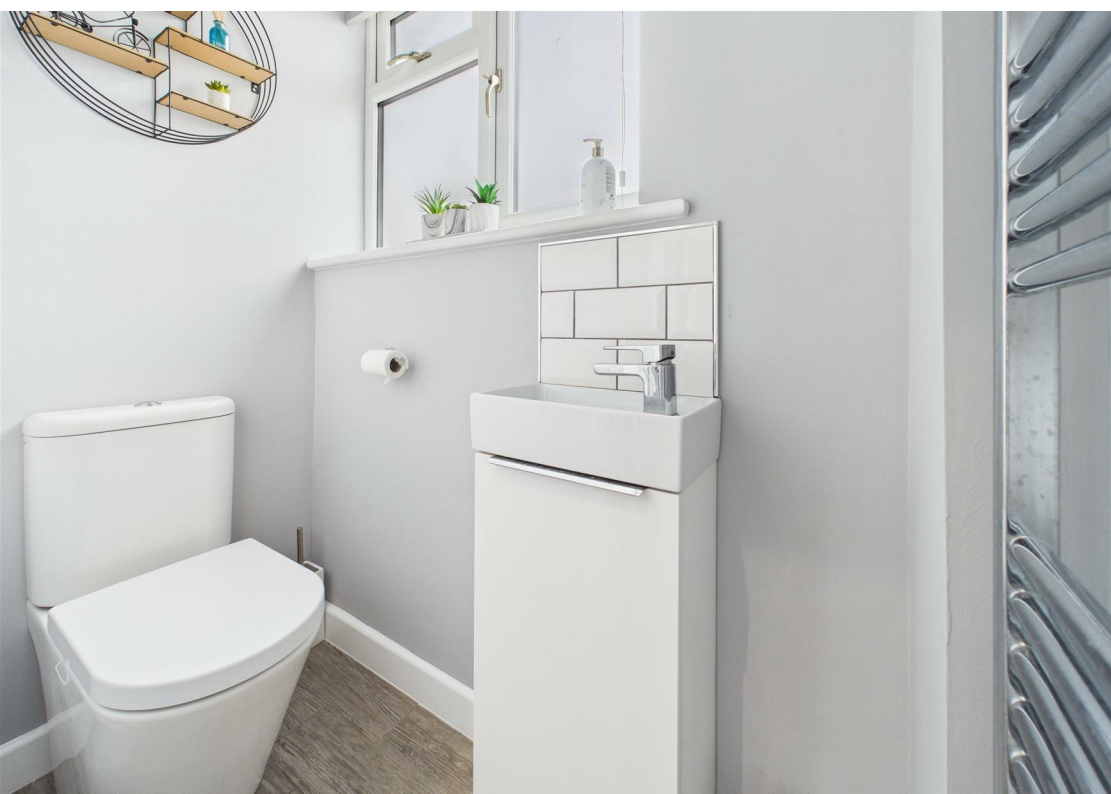
EPC Rating: C

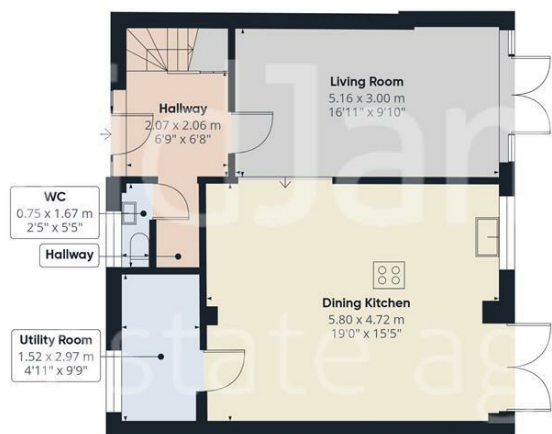
Council Band: C

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

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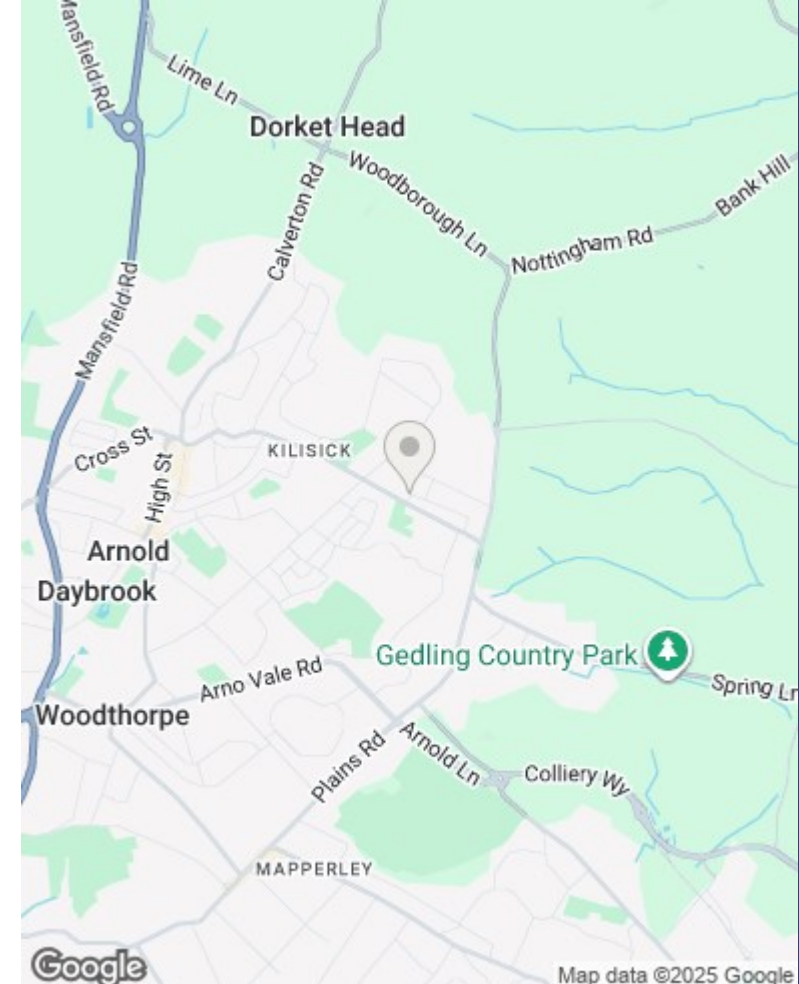
Approximate total area⁽¹⁾

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.

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Council Tax Band: C
Gedling Borough Council

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**The Property
Ombudsman**