

Arlington Drive

Mapperley Park
Nottingham
NG3 5EN

Offers Over £850,000



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0115 841 1155



- Handsome Period Property/Popular Location
- Spanning Three Floors
- Wealth of Original Features
- Six Bedrooms/Spacious Reception Hall
- Lounge/Two Sitting Rooms
- Dining Room/Kitchen
- Cloaks/WC
- Bathroom/Large Landing
- Small Storage Room/Established Garden
- Driveway/Off Road Parking/ Internal Area Approx. 3378 Sqft



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Arlington Drive, Mapperley Park, Nottingham, NG3 5EN

Key Features

Situated in the delightful conservation area known as Mapperley Park, offering relatively easy access to the Nottingham city centre and its associated amenities.

FHP Living feel privileged to be offering for sale an infrequent visitor to the open market in this substantial period home, which has been set back from one of the areas most desirable roads. A substantial Edwardian residence built by a German architect in 1905 for his own occupation.

Approached via a driveway and offering accommodation which has been creatively arranged over three floors, the property itself affords a wealth of original features which epitomises the era of design. Although in need of modernisation, the reception hall is spacious and features a staircase ascending to the upper floor.

The lounge is located to the fore, displaying a bay window allowing natural light to flow, feature fireplace and ceiling cornicing.

A separate sitting room is adjacent and also features a window allowing an abundance of natural light, feature fireplace and ceiling cornicing. The dining room is positioned to the rear of the property leading to the kitchen, which has been fitted with a range of units and appliances together with a side door.

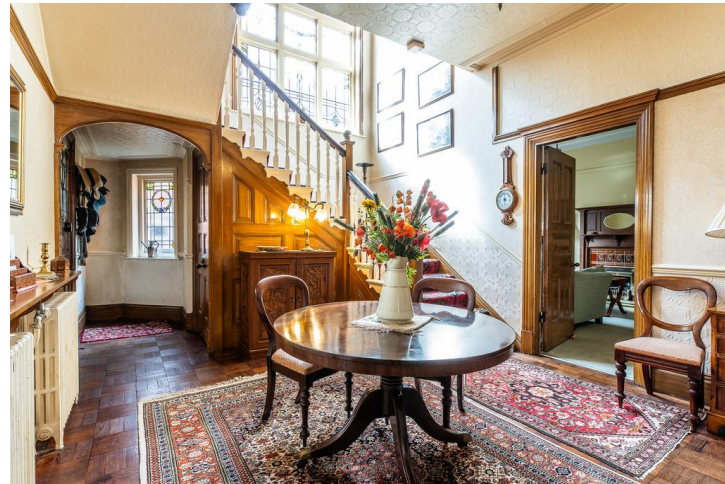
There is also a further reception room, adjacent to the dining room, featuring a fireplace and ceiling cornicing. A cloaks/Wc can also be found and completes the ground floors living space.

To the first floor, there is a spacious landing which in turn leads to four bedrooms, all with ornamental feature fireplaces and a classic bathroom with free standing bath and claw feet bath.

A separate staircase ascends to the second floor, with two further bedrooms and small storage room.

Outside, the gardens are mature, laid mainly to the fore and predominantly lawned with established borders, and an adjacent driveway which leads to the rear parking area.

These sales particulars have been prepared by FHP Living on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst FHP Living have taken care in obtaining internal measurements, they should only be regarded as approximate.



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Total area: approx. 313.9 sq. metres (3378.5 sq. feet)



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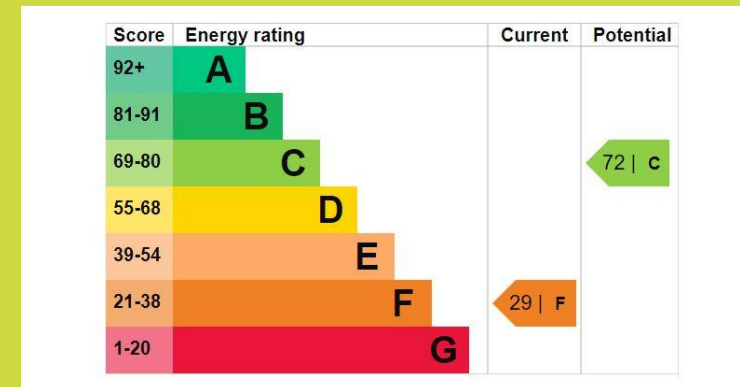


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West Bridgford
Nottingham
NG2 6AU

1 Weekday Cross
The Lace Market
Nottingham
NG1 2GB



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Purchaser information - Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, FHP Living require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to FHP Living instructing solicitors in the purchase or the sale of a property.