

DISTINCTIVE
HOMES
by



Arlington Drive,
Mapperley Park Conservation Area, NG3 5EN

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Situated in the prestigious and highly sought-after Mapperley Park Conservation Area, this elegant detached residence occupies a prime position on one of the area's most desirable roads.

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Presented to the market by FHP Living, this well-maintained home offers the rare combination of timeless charm, generous proportions, and contemporary convenience, all within a tranquil, tree-lined setting. Set well back from the road behind secure electronic gates, the property enjoys an exclusive and secluded feel, making it a true sanctuary just minutes from the vibrant heart of Nottingham.

This exceptional home is perfectly placed for both lifestyle and practicality. Residents will benefit from immediate access to Sherwood's thriving high street, home to a variety of independent shops, bars, cafés, and restaurants. It is also close to Nottingham city centre, with its extensive amenities, cultural attractions, and excellent transport links including rail, tram, and road networks. Whether you're a professional commuting to the city, a family seeking space and schooling options, or someone looking for a refined suburban setting with easy access to green spaces and urban life, this property offers the best of both worlds.

Boasting over 2,000 sq ft of accommodation (including the garage and storage), the property is thoughtfully arranged across two floors. It offers a practical layout with a sense of flow and flexibility. Upon entering, you are welcomed by a bright and spacious entrance hall, complete with a cloaks cupboard and staircase leading to the first floor. Underfloor heating has been installed in the kitchen, hallway, and downstairs bathroom, providing a touch of luxury and added comfort to everyday living.





The generously sized lounge is ideal for relaxing or entertaining. The expansive open-plan dining kitchen, measuring approximately 22ft by 12ft, is the true heart of the home. It features a stylish array of modern units, a dedicated food pantry, and a range of quality integrated appliances including a Neff double oven, Neff hob, integrated dishwasher, and integrated fridge and freezer (non-Neff). This space is designed for both practicality and social occasions, making it perfect for everyday living and entertaining alike.

An additional sitting room offers further versatility and is beautifully enhanced by the original parquet flooring and an attractive ornamental fireplace. This light-filled space could serve as a quiet retreat, reading nook, or home office.

The accommodation continues with three well-proportioned bedrooms arranged over the ground and first floors. Each bedroom features fitted wardrobes, providing excellent built-in storage and contributing to the home's clean and organised feel. The property also benefits from two contemporary bath/shower rooms, finished to a high standard, as well as a convenient ground floor WC and a dedicated storage room. An attached double garage provides secure storage or parking and further enhances the property's generous footprint.

Externally, the home continues to impress. The gated entrance opens onto a spacious driveway, providing ample off-road parking for multiple vehicles. The double garage adds additional convenience and security. The formal gardens are neatly landscaped, with a well-maintained lawn and mature borders that create an attractive, private, and peaceful outdoor environment. This is ideal for al fresco dining, gardening, or simply enjoying the tranquil surroundings.

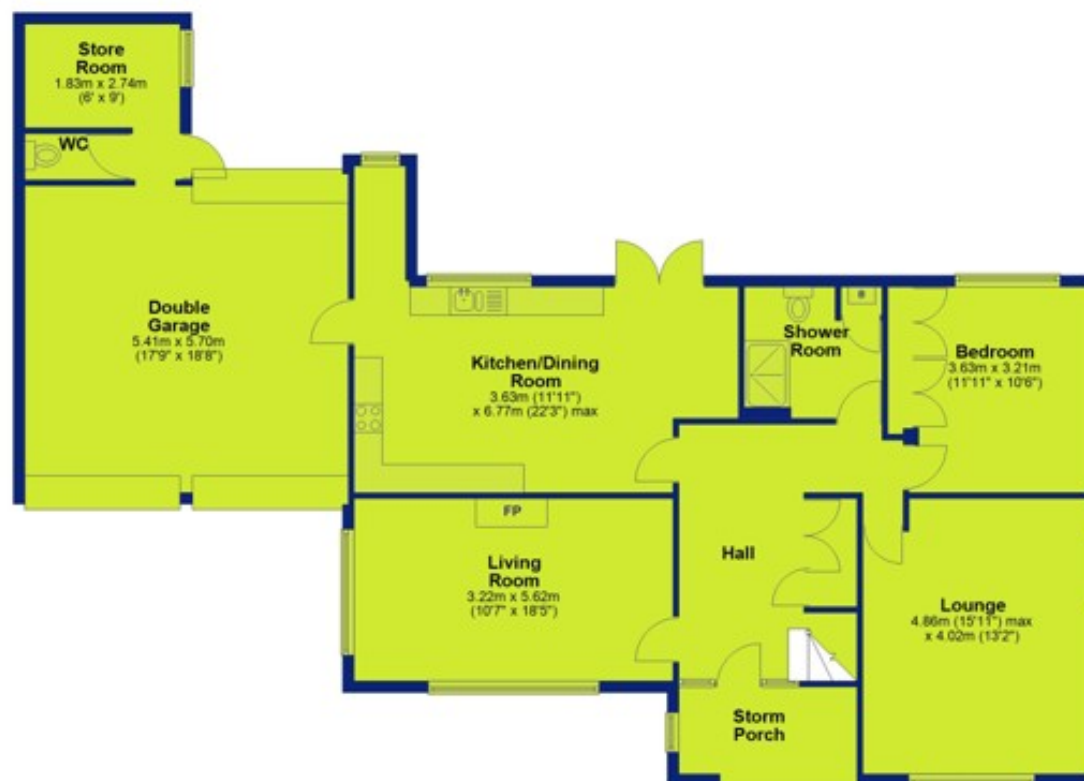
Offering privacy, space, and a coveted address in one of Nottingham's most desirable neighbourhoods, this unique home is a rare opportunity not to be missed. Early viewing is highly recommended to fully appreciate everything this wonderful property has to offer.





Ground Floor

Approx. 137.9 sq. metres (1484.7 sq. feet)



First Floor

Approx. 54.7 sq. metres (588.5 sq. feet)



Total area: approx. 192.6 sq. metres (2073.2 sq. feet)



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Distinctive Homes by FHP Living

A collection of some of the
best properties available in the
most sought-after areas of
Nottingham, and its surrounding
suburbs and villages.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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Interested in this home?

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