



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





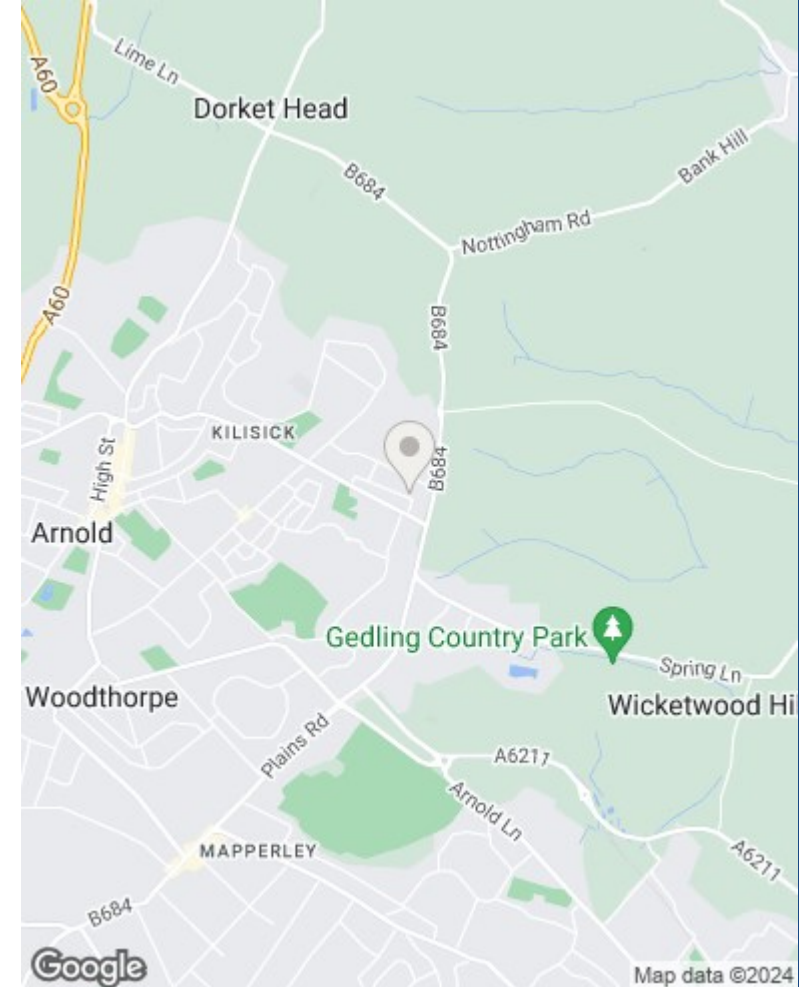


Approximate total area⁽¹⁾
 147.55 m²
 1588.19 ft²

(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.

GIRAFFE360



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).

Council Tax Band: D
Gedling Borough Council
Freehold

DavidJames
the estate agent

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

