

DISTINCTIVE
HOMES
by



Arlington Drive

Nottingham, NG3 5EN

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Summary

Situated within the highly sought-after Mapperley Park Conservation Area, the property enjoys easy access to Nottingham's wide range of amenities including nightlife, shops, bars, restaurants, entertainment venues, and excellent transport links, as well as Sherwood's local facilities.





Occupying a prime position on Arlington Drive, one of Mapperley Park's most prestigious roads, this delightful home is set back from the road and approached via a long private driveway providing off-road parking for several vehicles and leading to a double garage. Upon entering, the property offers a welcoming and light-filled hallway featuring attractive wooden flooring and an open-tread staircase. There is access to a cloakroom with built-in storage and a separate WC. The spacious lounge benefits from both front and rear windows, allowing an abundance of natural light to flow through. It features wooden flooring and a characterful fireplace with gas fire. Opaque glazed doors lead through to a separate dining room, where the flooring continues seamlessly and a serving hatch connects to the kitchen. The kitchen is well-appointed and fitted with a range of modern units and appliances, enjoying a side access door.





To the first floor, a generous landing is flooded with natural light. There are five well-proportioned bedrooms along with a separate study. The principal bedroom benefits from an en-suite bathroom, while the adjacent family bathroom features a modern suite with a shower over the bath. Externally, the property is approached via a mature front garden alongside the driveway, leading to the double garage with light and power. The rear garden is mature and well-established, offering a variety of plants, shrubs, rockery pathways, and patio areas, providing a private tranquil outdoor space.





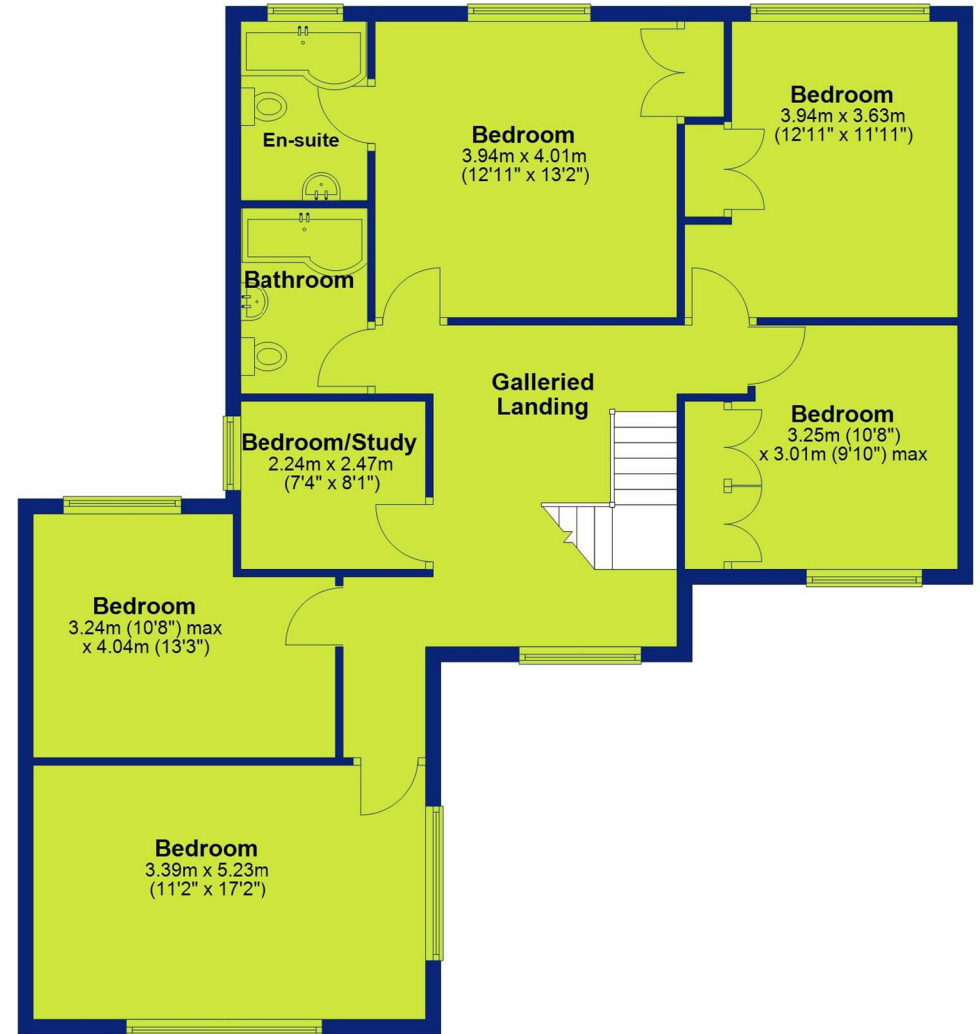
Ground Floor

Approx. 103.0 sq. metres (1108.4 sq. feet)



First Floor

Approx. 106.4 sq. metres (1145.5 sq. feet)



Total area: approx. 209.4 sq. metres (2253.9 sq. feet)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Interested in this home?

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