

Arlington Drive

Mapperley Park
Nottingham
NG3 5EN

Guide Price £725,000



0115 841 1155



- Prestigious Mapperley Park Conservation Area location
- Detached family home with over 2,000 sq. ft. including garage/storage
- Modern dining kitchen with appliances
- Two modern bath/shower rooms + ground floor WC
- Formal gardens with lawn and borders
- Set back behind an electronic gated driveway
- Spacious lounge & additional sitting room with feature fireplace
- Three bedrooms arranged over two floors
- Attached double garage with storage room
- EPC Band D / Council Tax Band F / Freehold

Arlington Drive, Mapperley Park, Nottingham, NG3 5EN

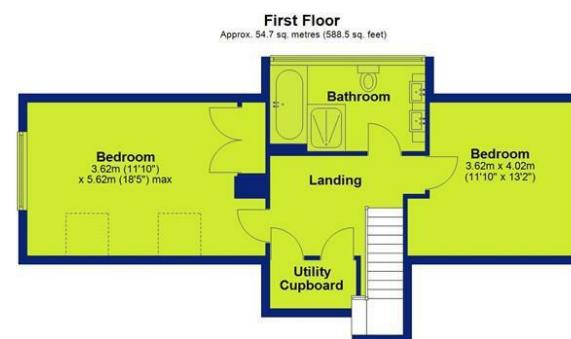
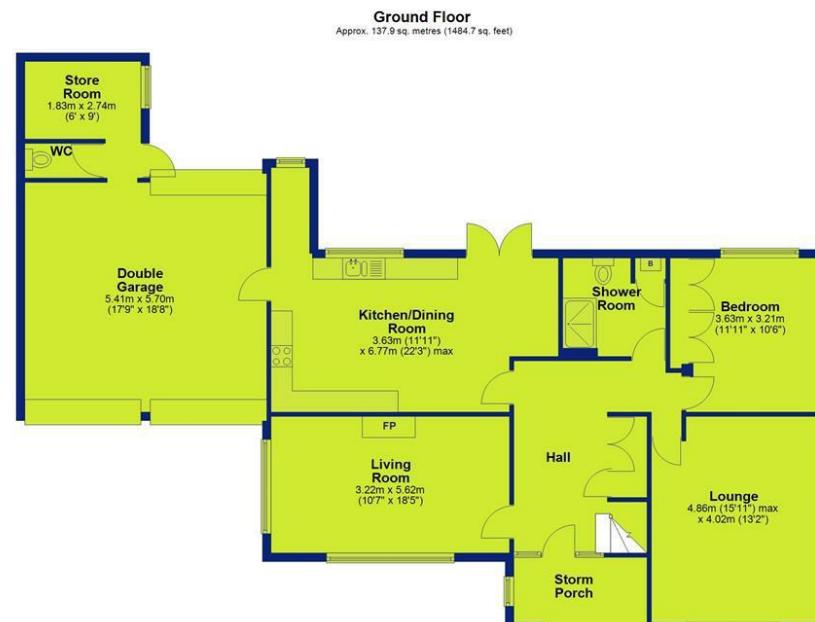
Key Features

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. 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.



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



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Interested in this home?

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road
West Bridgford
Nottingham
NG2 6AU

1 Weekday Cross
The Lace Market
Nottingham
NG1 2GB

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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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.