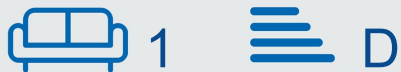


Arlington Drive

Nottingham
NG3 5EN

Asking Price £525,000



- Beautiful period semi-detached home
- Spacious accommodation arranged over three floors
- Three well-proportioned bedrooms
- Off-road parking to the front of the property
- Close to Nottingham High School (Mixed Gender School) & Nottingham Girls' High School
- Large south facing lawned garden
- Highly sought-after location in Mapperley Park
- Two bright reception rooms with scope to modernise
- Freehold tenure with no upward chain
- Near local shops, cafés, and restaurants including Sultan Tipu & Masala Junction

 0115 841 1155



0115 841 1155

Arlington Drive, Nottingham, NG3 5EN

Key Features

Spacious three-bedroom semi-detached home in Mapperley Park with large south-facing garden, off-road parking, and excellent local amenities.

FHP Living are delighted to present this attractive three-bedroom semi-detached home, positioned on one of the most desirable roads within the highly sought-after Mapperley Park conservation area.

This charming property is arranged over three floors and provides generous and versatile living space. The accommodation includes bright reception rooms, a well-proportioned kitchen, and three spacious bedrooms. Whilst some areas would benefit from modernisation, the home offers superb scope for buyers to create a stunning family residence tailored to their own taste and style.

A particular highlight is the impressive south-facing rear garden – a large, private space with mature borders, expansive lawn, and excellent potential for outdoor entertaining. To the front, the property benefits from secure off-road parking for multiple vehicles, a rare feature within this prestigious address.

Key Features:

Attractive semi-detached family home in prime Mapperley Park

Arranged over three floors with versatile living accommodation

Three well-proportioned bedrooms

Bright reception rooms with character features

Generous south-facing rear garden with mature lawn and planting

Off-road parking to the front for multiple vehicles

Freehold tenure with no upward chain

Location:

Arlington Drive occupies a prime position within Mapperley Park, widely regarded as one of Nottingham's premier residential districts. The neighbourhood offers leafy surroundings and a tranquil setting, whilst being just minutes from the city centre.

Families are exceptionally well served by outstanding schools including Nottingham High School, Nottingham Girls' High School, and a range of respected primary schools.

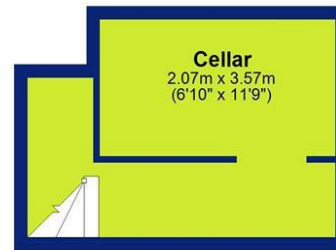


Arlington Drive, Nottingham, NG3 5EN



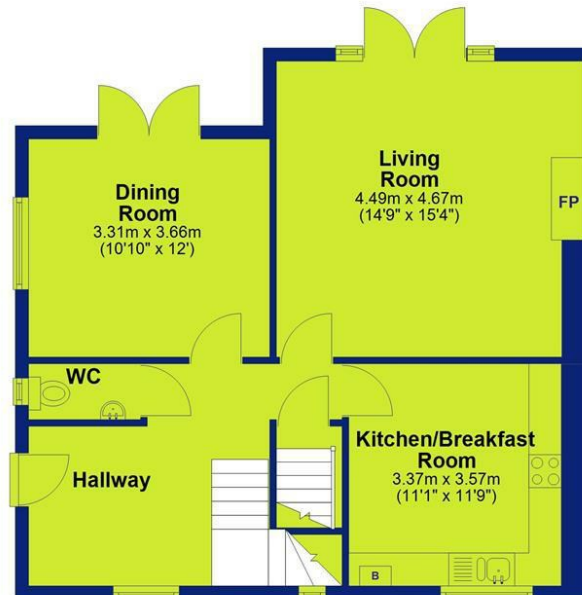
Basement

Approx. 14.5 sq. metres (155.6 sq. feet)



Ground Floor

Approx. 62.7 sq. metres (674.5 sq. feet)



First Floor

Approx. 63.0 sq. metres (678.1 sq. feet)



Total area: approx. 140.1 sq. metres (1508.3 sq. feet)



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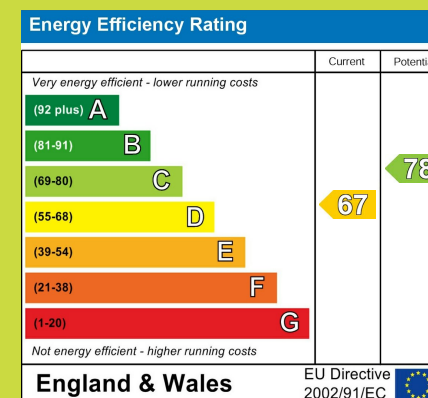


Interested in this home?

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



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.

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.