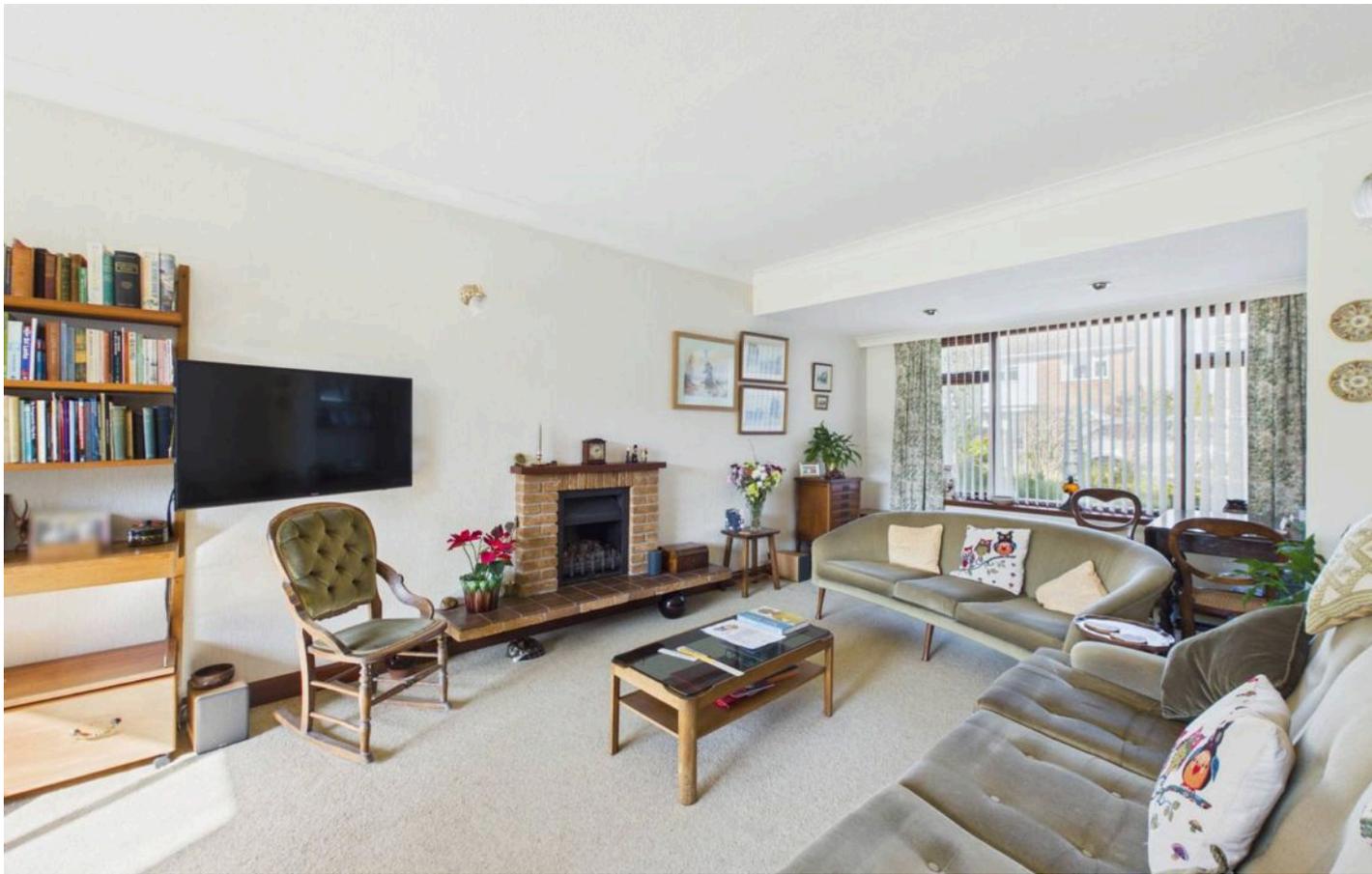




11 Mapperley Orchard, Arnold - NG5 8AH
£395,000





11 Mapperley Orchard

Arnold, Nottingham

NO CHAIN! Extended 3/4 bed detached home close to both Arnold/Mapperley's amenities! Versatile layout ideal for family-living, a superb southerly-facing garden and multi-vehicle off-street parking!

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Extended detached home available with no upward chain
- Offers versatile family-sized accommodation with lots of scope to make it your own
- Within easy reach of both Arnold and Mapperley's nearby amenities, schools and transport links
- Generous lounge with sliding patio doors providing picture garden views
- Dining kitchen with integrated cooking appliances, pantry and a separate laundry room
- Versatile ground floor bedroom four/reception space (currently utilised as an office)
- Three first floor double bedrooms (main bedroom with an en-suite wet room)
- First floor bathroom with a separate WC plus a convenient ground floor cloakroom
- Superb southerly-facing garden with lawn, patio seating space, established planting and a variety of mature fruit trees
- Driveway and carport provide off-street parking for multiple vehicles



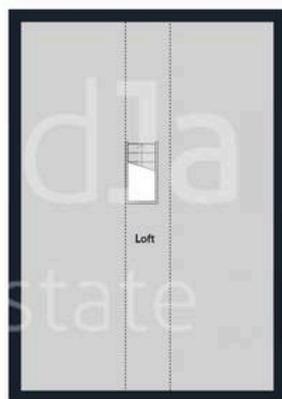




Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

144.9 m²

1560 ft²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.