



## 24 Mapperley Orchard, Arnold - NG5 8AG

Guide Price £435,000 - £450,000



## 24 Mapperley Orchard

Arnold, Nottingham

GUIDE PRICE £435,000 - £450,000 Spacious detached family home with impressive open plan living, stylish kitchen, conservatory alongside four bedrooms, generous garden and driveway in a prime location!

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Spacious detached family home offering impressive open-plan accommodation
- Highly desirable and convenient location close to amenities, schools and bus links
- Welcoming entrance hallway with useful downstairs WC and separate home office
- Generously sized open-plan living space with feature bi-fold doors
- Charming and spacious lounge area with delightful wood burner stove
- Well-appointed dining kitchen area with central island and space for a table and chairs
- Light filled conservatory and separate externally accessed utility room
- Four well-proportioned first floor double bedrooms
- Good-sized four-piece bathroom suite with roll-top bath and separate shower enclosure
- Large rear garden with patio, lawn and front double width driveway providing off-street parking

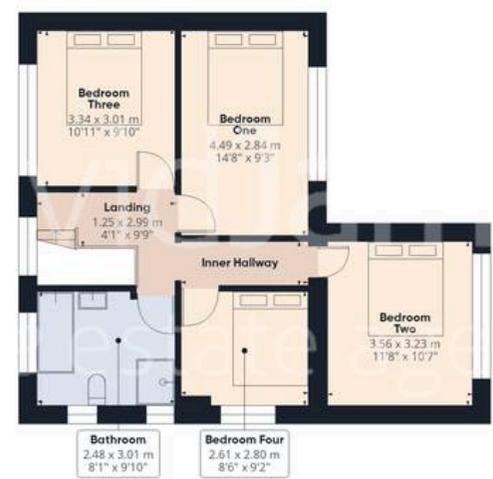




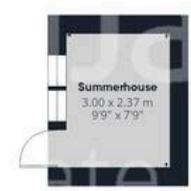




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

**Approximate total area<sup>(1)</sup>**  
149.3 m<sup>2</sup>  
1609 ft<sup>2</sup>

**Reduced headroom**  
1 m<sup>2</sup>  
11 ft<sup>2</sup>

(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



## David James Estate Agents

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