



**Mapperley Orchard  
Arnold, Nottingham NG5 8AG**

**PRIVATE 3 BED DETACHED PROPERTY  
WITH GARAGE IN ARNOLD.**

**Guide Price £315,000 Freehold**



\*\*\* GUIDE PRICE £315,000 - £325,000\*\*\*

Robert Ellis are delighted to present this beautifully updated and well-proportioned three-bedroom detached home, situated on the highly desirable Mapperley Orchard in Arnold. Positioned in a quiet residential location, this home offers a perfect balance of charm, comfort, and modern upgrades—making it ideal for growing families or buyers looking for a stylish and move-in-ready property close to local amenities and transport links.

You're welcomed into the property via a bright entrance hallway which leads to a convenient downstairs W/C and into the main living space. The lounge is warm and inviting, featuring a log-burning stove set into a chimney breast—perfect for cosy evenings. Stylish SVT flooring flows throughout the ground floor (excluding the kitchen), enhancing the modern aesthetic. A set of open steps leads from the lounge into the dining area, creating a semi-open plan living and dining space ideal for entertaining. From here, you're drawn into the brand-new fitted kitchen finished to a high standard, complete with an instant boiling water tap, induction oven, and underfloor heating with a digital thermostat for added comfort. The adjoining conservatory features Italian tiled flooring, brick-based walls, and large windows looking out onto the beautifully landscaped, multi-level rear garden. Designed for easy maintenance and total privacy, the garden is completely unoverlooked and features both a shed and access to the property's detached garden.

Upstairs, the home offers three generously sized double bedrooms, all carpeted and tastefully decorated. A modern four-piece family bathroom provides excellent functionality, including a separate shower and bath. Additional storage is available via a useful loft space. With its thoughtful layout, high-spec finishes, and peaceful setting, this home offers exceptional value in one of Arnold's most sought-after residential areas.



### Entrance Hall

12'6" x 4'9" approx (3.83m x 1.45m approx)

Front entrance door, wall mounted radiator, LVT flooring, stairs to the first floor, doors to:

### Ground Floor w.c.

5'6" x 4'1" approx (1.68m x 1.25m approx)

Low flush w.c., wash hand basin, plumbing for a washing machine.

### Lounge

16'9" x 10'0" approx (5.12m x 3.05m approx)

Fitted log burner, LVT flooring, window looking through into the conservatory and steps leading up into the dining area.

### Dining Area

8'2" x 14'0" approx (2.49m x 4.29m approx)

LVT flooring, wall mounted radiator, windows to the front and side.

### Kitchen

7'8" x 7'6" approx (2.35m x 2.31m approx)

With a range of matching wall, base and drawer units with work surfaces over, integrated double oven, induction hob and extractor over, 1½ bowl sink and drainer with instant hot water tap, integrated dishwasher, integrated fridge freezer, underfloor heating, double glazed window to the side, opening into the conservatory and thermostat for the underfloor heating.

### Conservatory

16'7" x 10'2" approx (5.07m x 3.11m approx)

Brick base conservatory with UPVC double glazed windows, polycarbonate roof, Italian tiled floor, door to the driveway and French doors to the rear garden, TV point, power points and wall mounted radiator.

### First Floor Landing

Carpeted flooring, hatch to loft and doors to:

### Bedroom 1

9'8" x 14'4" approx (2.97m x 4.38m approx)

Double glazed window to the rear overlooking the valley, carpeted flooring, wall mounted radiator and fitted wardrobes.

### Bedroom 2

8'2" x 14'4" approx (2.5m x 4.37m approx)

Double glazed window to the rear looking over the valley, wall mounted radiator, carpeted flooring

### Bedroom 3

12'3" x 7'8" approx (3.74m x 2.36m approx)

Carpeted flooring, double glazed window, wall mounted radiator and built-in shelving over the stairs.

### Bathroom

5'6" x 10'11" approx (1.69m x 3.33m approx)

Four piece bathroom suite having a double shower cubicle, bath, low flush w.c., vanity wash hand basin and smart mirror, fully tiled walls, heated towel rail and extractor fan.

### Outside

Double driveway, front garden.

### Garage

8'5" x 20'4" approx (2.59m x 6.2m approx)

Up and over door, power and light.

### Council Tax

Gedling Borough Council Band C

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 10mbps Ultrafast 1800mbps

Phone Signal – 02, Three, Vodafone, EE

Sewage – Mains supply

Flood Risk – No, surface water low

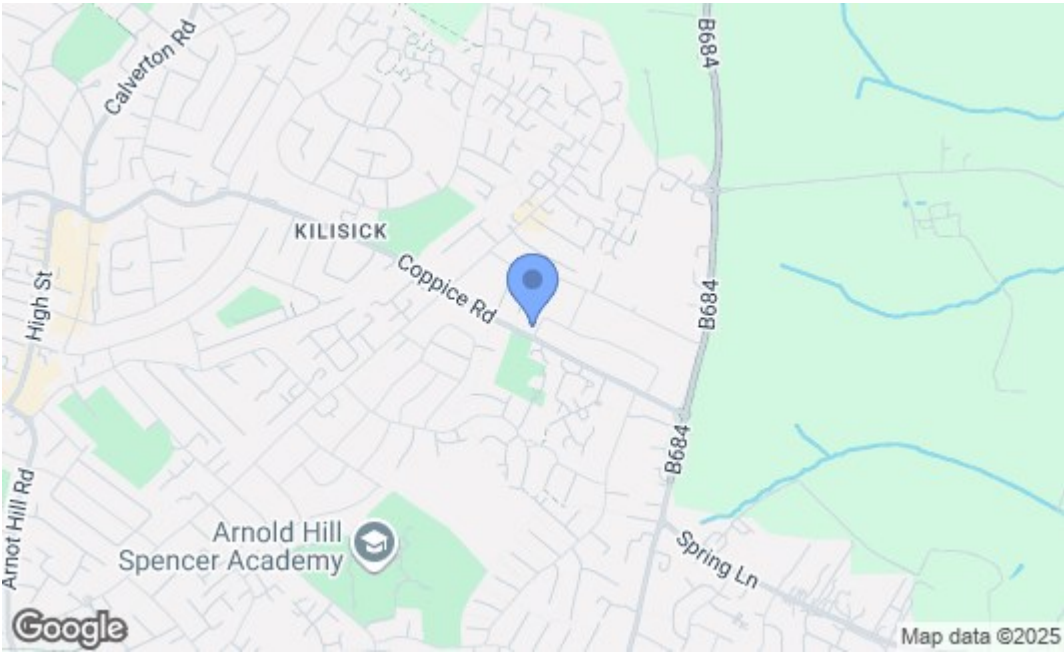
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.