



# £625,000-£650,000

## GUIDE PRICE

### BRADSTONE DRIVE MAPPERLEY

- DETACHED FAMILY HOME
- SIX BEDROOMS
- TWO ENSUITES
- OPEN PLAN KITCHEN/DINER
- DOUBLE INTEGRAL GARAGE
- SOUGHT AFTER LOCATION
- EPC C



## Exceptional Six-Bedroom Detached Family Home

THIS STUNNING SIX-BEDROOM DETACHED PROPERTY HAS BEEN FURBISHED TO A HIGH STANDARD, OFFERING A PERFECT BLEND OF STYLE, COMFORT, AND PRACTICALITY. DESIGNED WITH FAMILY LIVING AND ENTERTAINING IN MIND, THIS HOME IS SET IN A DESIRABLE LOCATION AND BOASTS AN IMPRESSIVE LAYOUT THAT CATERS TO MODERN LIFESTYLES.

THE ENTRANCE HALLWAY PROVIDES ACCESS TO ALL DOWNSTAIRS ROOMS AND FEATURES BUILT-IN UNDERSTAIRS STORAGE FOR CONVENIENCE. A DOOR LEADS TO THE INTEGRAL DOUBLE GARAGE AND DOWNSTAIRS WC.

THE LIVING ROOM IFEATURES A BESPOKE MODERN MEDIA WALL BEING THE FOCAL POINT, INCORPORATING A BUILT-IN ELECTRIC FIREPLACE WITH A LONG FLAME EFFECT THAT ADDS WARMTH AND AMBIANCE, DOUBLE DOORS OPEN TO A REAR PATIO, CREATING A SEAMLESS CONNECTION TO THE GARDEN FOR INDOOR-OUTDOOR LIVING. THERE IS AN ADDITIONAL RECEPTION ROOM, OFFERING VERSATILE SPACE THAT CAN BE USED AS A STUDY, PLAYROOM, OR SNUG TO SUIT THE NEEDS OF THE HOUSEHOLD.

THE OPEN-PLAN DINING KITCHEN INCLUDES AN INTEGRATED DISHWASHER AND A STYLISH BREAKFAST BAR. THE DINING AREA IS BATHED IN NATURAL LIGHT THANKS TO FRENCH DOORS THAT OPEN ONTO THE REAR GARDEN, MAKING IT PERFECT FOR FAMILY MEALS AND ENTERTAINING. ADJACENT TO THE KITCHEN, THE UTILITY ROOM OFFERS ADDITIONAL STORAGE AND SPACE FOR FREE STANDING APPLIANCES.

THE FIRST FLOOR IS HOME TO FOUR BEDROOMS. THE MASTER BEDROOM INCLUDES AN EN-SUITE. BEDROOM FOUR ALSO BENEFITS FROM ITS OWN EN-SUITE, OFFERING ADDED PRIVACY AND CONVENIENCE. BEDROOMS TWO AND THREE ARE VERSATILE SPACES IDEAL FOR USE AS BEDROOMS, GUEST ROOMS OR HOME OFFICES. ADDITIONALLY, THREE OF THE BEDROOMS ON THIS FLOOR INCLUDE HEATING AND COOLING AIR CONDITIONING, ENSURING YEAR-ROUND COMFORT. THE FAMILY BATHROOM OFFERS A SEPARATE SHOWER CUBICLE.

THE SECOND FLOOR FEATURES TWO ADDITIONAL BEDROOMS, BEDROOM TWO BENEFITS FROM EAVES STORAGE AND IS EQUIPPED WITH HEATING AND COOLING AIR CONDITIONING, ENSURING YEAR-ROUND COMFORT. A DEDICATED SHOWER ROOM ON THIS FLOOR ADDS CONVENIENCE AND FUNCTIONALITY.

THE PROPERTY IS SET BACK WITH A FRONT GARDEN AND DRIVEWAY. THE REAR GARDEN FEATURES A SPACIOUS PATIO AREA, PERFECT FOR OUTDOOR DINING, COMPLETE WITH A BUILT-IN BBQ AND PIZZA OVEN. A RAISED LAWN AREA AND A SEPARATE PLAY AREA WITH BARK CHIPPINGS.

MAPPERLEY IS SITUATED ON THE OUTSKIRTS OF NOTTINGHAM CITY CENTRE CLOSE TO MANY LOCAL SCHOOLS AND LOCAL AMENITIES. THE PROPERTY HAS GREAT TRANSPORT LINKS AND IS ALSO WITHIN CLOSE PROXIMITY TO MAPPERLEY TOP WHERE A GOOD SELECTION OF SHOPS, RESTAURANTS AND PUBS CAN BE FOUND.





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Floor 0

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Floor 1

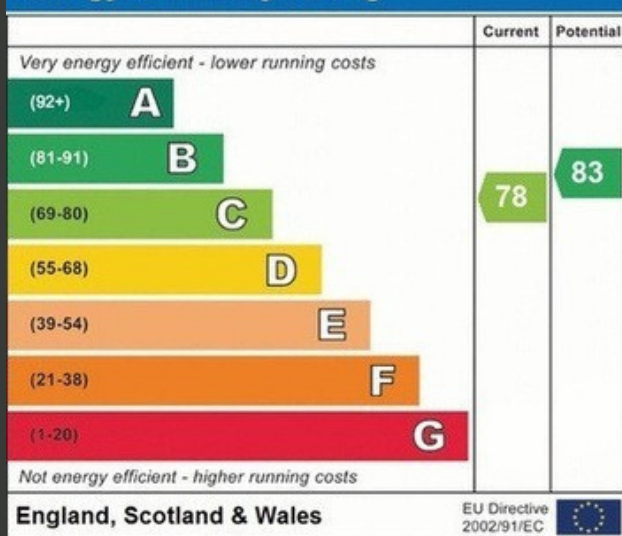
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Floor 2

## Energy Efficiency Rating



- FREEHOLD
- COUNCIL TAX BAND; F
- LOCAL AUTHORITY; GEDLING BOROUGH
- MEASUREMENTS; 219 SQ METERS

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