

# HoldenCopley

PREPARE TO BE MOVED

Bailey Drive, Mapperley, Nottinghamshire NG3 5US

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Guide Price £800,000

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Guide Price £800,000 - £850,000...

This stunning newly built five-bedroom detached house epitomises luxury living, designed with expansive spaces and meticulous attention to detail throughout—ideal for a discerning family buyer eager for a home that's ready to move into. Positioned in a highly desirable area, this property enjoys close proximity to Gedling Country Park, shops, transport links, and access to top rated school catchments. Upon entering, you're welcomed by an entrance hall with high ceilings and a double height window, setting the tone for the spacious interiors ahead. The ground floor comprises a living room, a stylish guest W/C, and access to an integral double garage. The heart of the home is the expansive, state-of-the-art kitchen, fitted with modern integrated appliances, 100% natural Granite worktops and sleek bi-folding doors that open onto the beautifully landscaped garden, seamlessly blending indoor and outdoor living. Adjacent is a cozy yet sophisticated family room, complete with a built-in media wall. The utility room provides additional functionality, keeping daily life organised and efficient. Upstairs, the first floor hosts three spacious double bedrooms, with the master suite featuring a private dressing room and an en-suite. The remaining two double bedrooms on this floor share access to a luxurious five-piece family bathroom suite. On the second floor, two further double bedrooms each come with their own en-suites, offering privacy and comfort, as well as a convenient storage room. The exterior is as thoughtfully designed as the interior. To the front, a block-paved driveway provides ample parking, while at the rear, a private, tiered garden awaits. This landscaped outdoor space includes a patio area perfect for al fresco dining, steps leading to a lawn, and raised planters, creating an inviting backdrop for relaxation. This home is a rare find—offering an exceptional level of finish, comfort, and space in a prime locatio







- Newly Built Detached Family Home
- Five Double Bedrooms
- Three-Storey Accommodation
- Stylish Modern Fitted Kitchen Diner
- Two Reception Rooms
- Utility Room & Ground Floor W/C
- Integral Garage & Driveway
- Five Piece Bathroom Suite & Three En-Suites
- Private Landscaped Rear Garden
- Underfloor Heating











GROUND FLOOR

Entrance Hall

18'11" x 8'0" (5.77m x 2.46m)

The entrance hall has a double height UPVC double-glazed window, high ceilings, wooden balustrade with glass panels and carpeted stairs, MDT vinyl flooring with underfloor heating, an under the stairs storage cupboard, a wall-mounted digital thermostat, recessed spotlights and a single composite door providing access into the accommodation.

Garage

19'8" x 17'9" (6.01m x 5.42m)

The garage has lighting, power pointes, a storage area and an electric up and over garage door.

Living Room

14'7" x 10'4" (4.47m x 3.15m)

The living room has a UPVC double-glazed window to the front elevation, MDT vinyl flooring with underfloor heating, a wall-mounted digital thermostat, a panelled feature wall, a TV point and recessed spotlights.

W/C

6'5" x 4'0" (1.97m x 1.23m)

This space has a low level concealed dual flush W/C, a counter top wash basin with fitted storage, MDT flooring with underfloor heating, partially tiled walls, an extractor fan and recessed spotlights.

Kitchen Diner

24'11" x 16'6" (7.60m x 5.03m)

The kitchen diner has a range of fitted matte handleless base and wall units with 100% natural Granite worktops and splashback, a matching kitchen island featuring a built-in wine rack and fitted dining table, an inset sink with draining grooves and a swan neck mixer tap, an integrated oven, microwave, dishwasher and washer/dryer, an electric hob, a ceiling cooker hood, MDT flooring with underfloor heating, recessed spotlights, a wall-mounted digital thermostat and two sets of Aluminium bi-folding doors providing access out to the garden.

Family Room

12'8" x 11'11" (3.88m x 3.65m)

The family room has a UPVC double-glazed window to the rear elevation, MDT vinyl flooring with underfloor heating, a built-in media wall with a TV point, a flame effect fireplace and recessed spotlights, a wall-mounted digital thermostat and recessed spotlights.

Utility Room

7'2" x 6'5" (2.19m x 1.97m)

The utility room has fitted matte handleless base and wall units with a worktop, MDT flooring with underfloor heating, an extractor fan, recessed spotlights and a UPVC single door providing access out to the side of the property.

FIRST FLOOR

Landing

14'6" x 13'6" (4.44m x 4.14m)

The landing has wooden balustrades with glass panels and carpeted flooring, a vertical radiator, a wall-mounted digital thermostat, recessed spotlights and provides access to the first floor accommodation.

Storage

8'4" x 3'8" (2.56m x 1.13m)

This space has a UPVC double-glazed window to the side elevation and carpeted flooring.

Master Bedroom

17'8" x 14'10" (5.40m x 4.54m)

The main bedroom has UPVC full length windows to the front elevation, carpeted flooring, two vertical radiators, a built-in media wall with a TV point, recessed spotlights and access into the dressing room.

Dressing Room

13'8" x 6'10" (4.19m x 2.10m)

The dressing room has bespoke fitted open wardrobes, carpeted flooring, a vertical radiator, a wall-mounted digital thermostat, recessed spotlights and access into the en-suite.

En-Suite

12'10" x 10'3" (3.93m x 3.14m)

The en-suite has a low level concealed flush W/C, two counter top wash basins with fitted storage, a freestanding bath with a freestanding tap and hand-held shower, a walk-in shower with an over the head mains-fed rainfall shower and a hand-held shower, tiled flooring and walls, a heated towel rail, recessed spotlights and a UPVC double-glazed obscure window to the rear elevation.

Bedroom Four

12'11" x 12'9" (3.95m x 3.89m)

The fourth bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a TV point and recessed spotlights.

Bedroom Five

17'5" x 10'3" (5.31m x 3.13m)

The fifth bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator and recessed spotlights.

Bathroom

10'11" x 9'8" (3.35m x 2.96m)

The bathroom has a low level concealed flush W/C, two counter top wash basins with fitted storage, a freestanding double-ended bath with a freestanding tap and hand-held shower, a walk-in shower with an over the head mains-fed rainfall shower and a hand-held shower, tiled flooring and walls, a heated towel rail, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

SECOND FLOOR

Landing

4'4" x 3'11" (1.33m x 1.20m)

The landing has wooden balustrades with glass panels, carpeted flooring, recessed spotlights and provides access to the second floor accommodation.

Storage Room

11'1" x 9'8" (3.39m x 2.97m)

The storage room has recessed spotlights.

Bedroom Two

19'10" x 16'8" (6.07m x 5.09m)

The second bedroom has a UPVC double-glazed gable window to the front elevation, two velux windows, carpeted flooring, a radiator, a wall-mounted digital thermostat, recessed spotlights and access into the en-suite.

En-Suite

12'6" x 10'9" (3.83m x 3.28m)

The en-suite has a low level concealed flush W/C, a counter top wash basin with fitted storage, a walk in shower enclosure with an electric shower, tiled flooring, partially tiled walls, a heated towel rail, an extractor fan, recessed spotlights and a UPVC double-glazed gable window to the rear elevation.

Bedroom Three

21'7" x 14'0" (6.59m x 4.29m)

The third bedroom has a UPVC double-glazed gable window to the front elevation and a UPVC double-glazed window to the side elevation, carpeted flooring, a radiator, eaves storage, a wall-mounted digital thermostat and recessed spotlights.

En-Suite

12'7" x 11'2" (3.84m x 3.42m)

The en-suite has a low level concealed flush W/C, a counter top wash basin with fitted storage, a walk in shower enclosure with a mains-fed shower, tiled flooring, partially tiled walls, a heated towel rail, an extractor fan, recessed spotlights and a UPVC double-glazed gable window to the rear elevation.

OUTSIDE

Front

To the front of the property is a garden with a lawn, courtesy lighting, a block paved driveway and a tiled path with a decorative stone border.

Rear

To the rear of the property is a private tiered garden with a fence panelled boundary, courtesy lighting, a patio, steps leading to a lawn and raised planters.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000 Mbps & Highest upload speed at 220 Mbps

Phone Signal – All 4G & 5G, some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band TBC

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

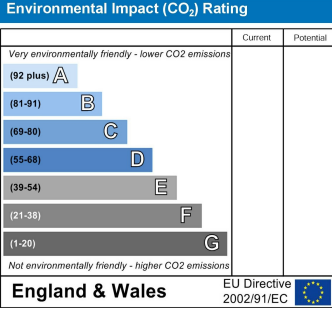
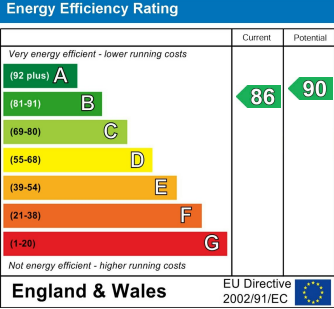
The vendor has advised the following:

Property Tenure is Freehold

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## FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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