

HoldenCopley

PREPARE TO BE MOVED

Bradstone Drive, Mapperley, Nottinghamshire NG3 5SY

Offers In Excess Of £395,000

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DETACHED HOUSE...

Nestled on a quiet no-through road in a highly sought-after location, this impressive detached home is perfect for a growing family. Ideally positioned within easy reach of local shops, schools, and amenities, as well as the scenic Gedling Country Park just a short stroll away, this property offers both convenience and tranquillity. The front of the home features a lawn, courtesy lighting, a driveway, and gated access to the rear garden, along with a garage for additional storage or parking. Upon entering, you are welcomed by a bright entrance hall leading to a ground floor W/C. The well-equipped fitted kitchen is situated at the front, seamlessly connecting to the dining room, where elegant double French doors open to the beautifully landscaped rear garden. The spacious living room also benefits from French doors, allowing natural light to flood the space while providing easy access to outdoor living. Upstairs, four well-proportioned bedrooms offer comfortable accommodation, with the master bedroom enjoying the added luxury of an en-suite. A stylish three-piece family bathroom completes the first floor. Outside, the enclosed rear garden is thoughtfully designed, featuring a patio area, a lush lawn, a gravelled section, and well-established planted borders, all enclosed by a fence-panelled boundary with gated access. This wonderful home presents an excellent opportunity for families seeking a well-appointed residence in a prime location.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Fitted Kitchen
- Living Room
- Dining Room
- Three-Piece Bathroom Suite & Ground Floor W/C
- En-Suite to the Master Bedroom
- Garage & Driveway
- Enclosed Rear Garden
- Must Be Viewed





GROUND FLOOR

Entrance Hall

6’5" × 16’6" (1.98m × 5.05m)

The entrance hall has a UPVC double glazed obscure window to the front elevation, wood-effect and carpeted flooring, an in-built cupboard, a radiator, and a composite door providing access into the accommodation.

W/C

5’0" × 3’3" (1.54m × 1.00m)

This space has s low level flush W/C, a wall-mounted wash basin with a tiled splash back, a radiator, and vinyl flooring.

Kitchen

16’6" × 8’9" (5.05m × 2.69m)

The kitchen has a range of fitted base and wall units with worktops and a breakfast bar, a composite sink and half with a mixer tap and drainer, an integrated double oven, gas ring hob and an extractor fan, an integrated dishwasher, an integrated fridge freezer, a radiator, tiled splash back, tiled flooring, a UPVC double glazed window to the front elevation, and open access into the dining room.

Dining Room

11’10" × 9’9" (3.63m × 2.99m)

The dining room has carpeted flooring, a radiator, and double French doors opening to the rear garden.

Living Room

11’10" × 14’3" (3.63m × 4.36m)

The living room has two UPVC double glazed windows to the rear elevation, a TV point, a feature fireplace with a decorative surround and tiled hearth, and double French doors opening to the rear garden.

FIRST FLOOR

Landing

3’8" × 12’2" (1.13m × 3.73m)

The landing has carpeted flooring, an in-built cupboard, access into the loft with lighting, and access to the first floor accommodation.

Master Bedroom

11’1" × 11’11" (3.39m × 3.64m)

The main bedroom has a UPVC double glazed window to the rear elevation, a radiator, carpeted flooring, and access into the en-suite.

En-Suite

7’7" × 3’10" (2.32m × 1.19m)

The en-suite has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted shower fixture, a radiator, a shaver socket, and vinyl flooring.

Bedroom Two

13’6" × 12’8" (max) (4.14m × 3.88m (max))

The second bedroom has two UPVC double glazed windows to the front elevation, a radiator, and carpeted flooring.

Bedroom Three

8’10" × 12’8" (2.70m × 3.88m)

The third bedroom has a UPVC double glazed windows to the front elevation, a radiator, and carpeted flooring.

Bedroom Four

8’9" × 11’11" (2.68m × 3.64m)

The fourth bedroom has a UPVC double glazed windows to the front elevation, a radiator, and carpeted flooring.

Bathroom

6’4" × 6’10" (1.94m × 2.10m)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted shower fixture and shower screen, an extractor fan, a radiator, partially tiled walls, and vinyl flooring.

OUTSIDE

Front

To the front of the property is courtesy lighting, a lawn, gated access to the rear garden, a driveway, and access into the garage.

Garage

The garage as ample storage, and an up-and-over door opening onto the driveway.

Rear

To the rear of the property is an enclosed garden with courtesy lighting, a patio area, a lawn, a lawn, a gravelled area, planted borders with various established shrubs and bushes, a fence panelled boundary, and gated access.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band E

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:

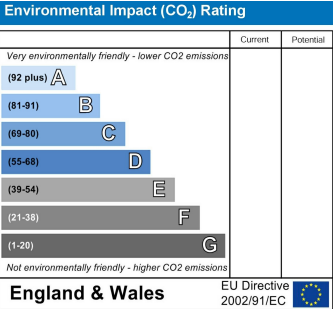
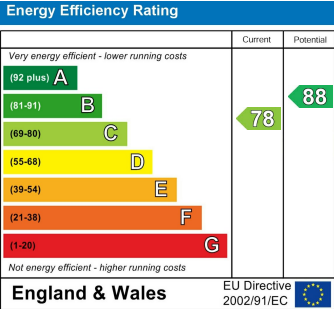
Property Tenure is Freehold

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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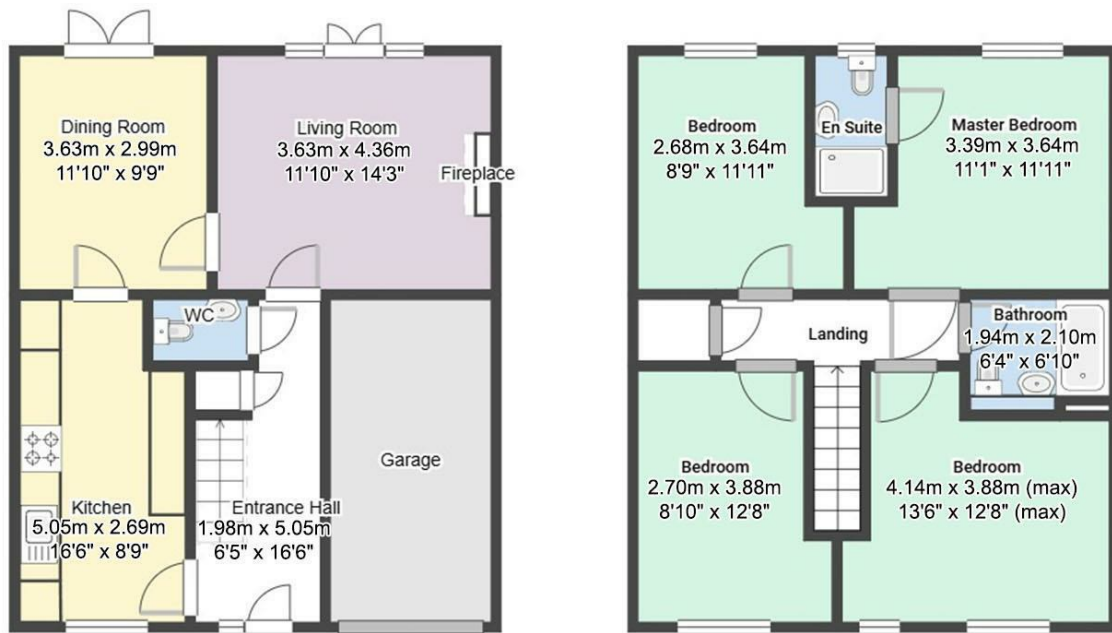
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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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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