

HoldenCopley

PREPARE TO BE MOVED

Bradstone Drive, Mapperley, Nottinghamshire NG3 5SY

Guide Price £625,000

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GUIDE PRICE: £625,000 - £650,000

BEAUTIFULLY PRESENTED DETACHED FAMILY HOME...

This beautifully presented six-bedroom detached family home spans three floors and offers generous, versatile accommodation, ideal for modern family living. Lovingly maintained by the current owners and presented in immaculate condition throughout, this home is ready to move straight into. Situated in the sought-after area of Mapperley, the property enjoys close proximity to a range of local amenities including Gedling Country Park, shops, excellent transport links, and well-regarded school catchments. The ground floor welcomes you with an entrance hallway featuring bespoke built-in concealed storage units, along with internal access to the double garage. The ground floor also boasts a square bay-fronted family room, a generous living room featuring a media wall, a flame-effect feature fireplace, and double French doors leading out to the garden. There is also a contemporary kitchen-diner with a set of French doors, complemented by a separate utility room—ideal for everyday family living and entertaining. The first floor offers four well-proportioned bedrooms, two of which benefit from en-suite shower rooms, along with a four-piece family bathroom. The top floor features two additional bedrooms and a sleek shower room, offering flexibility for guests, older children, or a home office setup. Four of the bedrooms are also equipped with air conditioning for year-round comfort. Outside, the front of the property includes a double driveway and a neat gravelled garden. To the rear is a private, south-facing garden featuring a built-in BBQ station, a patio, an artificial lawn, a hot tap and a bark-filled area currently used as a children's play space, along with convenient side storage—perfect for families seeking both style and practicality in a home. With its spacious layout, stylish interiors, and desirable location, this exceptional home truly offers the complete package for families.





- Detached Family Home
- Six Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen-Diner
- Ground Floor W/C & Utility Room
- Bathroom, Shower Room & Two En-Suites
- Driveway & Integral Double Garage
- Private Low Maintenance South-Facing Garden
- New Boiler With 10 Years Warranty
- Sought After Location





GROUND FLOOR

Hallway

19'2" x 6'4" (5.85 x 1.95)

The hallway has wood-effect flooring, carpeted stairs, a bespoke built-in concealed storage units under the stairs with LED lighting, a radiator, access into the garage, recessed spotlights and a single composite door providing access into the accommodation.

Family Room

12'5" x 10'7" (3.79 x 3.25)

The family room has a UPVC double-glazed square bay window with bespoke fitted shutters to the front elevation, carpeted flooring and a radiator.

Living Room

18'8" x 12'8" (5.69 x 3.88)

The living room has UPVC double-glazed full length windows to the rear elevation, carpeted flooring, a radiator, a built-in media wall with a flame effect feature fireplace, cupboards, LED lighting and spotlights and UPVC double French doors providing access out to the garden.

W/C

6'5" x 2'11" (1.98 x 0.89)

This space has a low level flush W/C, a wash basin with fitted storage, wood-effect flooring, a chrome heated towel rail, a recessed spotlight and an extractor fan.

Kitchen-Diner

18'0" x 13'5" (5.50 x 4.10)

The kitchen-diner has a range of fitted base and wall units with worktops, an integrated double oven and dishwasher, a gas hob with an extractor hood, a stainless steel sink and a half with a drainer, space for a fridge-freezer, tiled flooring, partially tiled walls, space for a dining table, recessed spotlights, UPVC double-glazed full length windows to the rear elevation and UPVC double French doors providing access out to the garden.

Utility Room

6'6" x 5'2" (1.99 x 1.58)

The utility room has fitted base and wall units with worktops, a stainless steel sink with a drainer, tiled flooring, partially tiled walls, a radiator, recessed spotlights, an extractor fan and a UPVC double-glazed window to the rear elevation.

Garage

16'5" x 15'0" (5.01 x 4.59)

The garage has power points, oversized recessed spotlights and two up and over garage doors.

FIRST FLOOR

Landing

15'10" x 12'5" (4.85 x 3.80)

The landing has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, a built-in cupboard and provides access to the first floor accommodation.

Master Bedroom

17'6" x 12'9" (5.35 x 3.89)

The main bedroom has UPVC double-glazed windows with bespoke fitted shutters to the front elevation, carpeted flooring, a radiator, a built-in cupboard, a wall-mounted air conditioning unit and access into the en-suite.

En-Suite

8'3" x 5'10" (2.52 x 1.80)

The en-suite has a low level flush W/C, a wash basin with fitted storage, a fitted shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, tiled flooring, partially tiled walls, a chrome heated towel rail, an electric shaving point, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

Bedroom Two

15'5" x 10'10" (4.72 x 3.31)

The second bedroom has UPVC double-glazed windows with bespoke fitted shutters to the front elevation, carpeted flooring, a radiator and access into the en-suite.

En-Suite

6'5" x 5'1" (1.98 x 1.55)

The en-suite has a low level flush W/C, a pedestal wash basin, a fitted shower enclosure with a mains-fed shower, tiled flooring, partially tiled walls, a chrome heated towel rail, an electric shaving point, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

Bedroom Five

11'8" x 11'1" (3.56 x 3.39)

The fifth bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, a panelled feature wall and a wall-mounted air conditioning unit.

Bedroom Six

13'3" x 7'10" (4.06 x 2.40)

The sixth bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator and a wall-mounted air conditioning unit.

Bathroom

9'7" x 7'8" (2.94 x 2.35)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath, a fitted shower enclosure with a mains-fed shower, tiled flooring, partially tiled walls, a chrome heated towel rail, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

SECOND FLOOR

Landing

6'2" x 5'11" (1.89 x 1.81)

The landing has a UPVC double-glazed window to the rear elevation, carpeted flooring and provides access to the second floor accommodation.

Bedroom Three

17'3" x 14'3" (5.27 x 4.36)

The third bedroom has a UPVC double-glazed window to the rear elevation, velux windows to the ceiling, carpeted flooring, fitted drawers, eaves storage, a radiator, recessed spotlights and a wall-mounted air conditioning unit.

Bedroom Four

19'0" x 11'11" (5.80 x 3.64)

The fourth bedroom has a UPVC double-glazed window to the rear elevation, a velux window to the ceiling, wood-effect flooring, a radiator, eaves storage and recessed spotlights.

Shower Room

10'4" x 7'1" (3.16 x 2.18)

The shower room has a low level flush W/C, a wash basin with fitted storage, a walk in shower enclosure with a mains-fed over the head rainfall shower, tiled flooring, partially tiled walls, a chrome heated towel rail, an electric shaving point, recessed spotlights, an extractor fan and a velux window to the ceiling.

OUTSIDE

Front

To the front is a gravelled garden, a double driveway and a single wooden door providing rear access.

Rear

To the rear is a private south-facing garden with a fence panelled boundary, an outdoor power socket, an outdoor hot tap, courtesy lighting, a built-in BBQ station, side storage, a patio, an artificial lawn and a bark filled area.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

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 F

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.

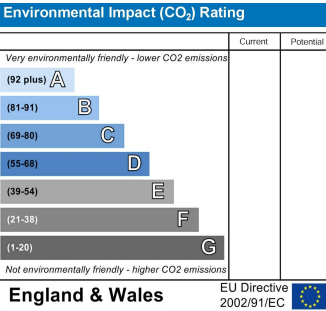
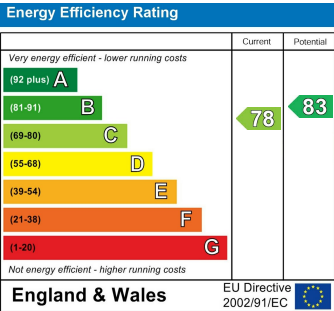
The vendor has advised the following:

Property Tenure is Freehold

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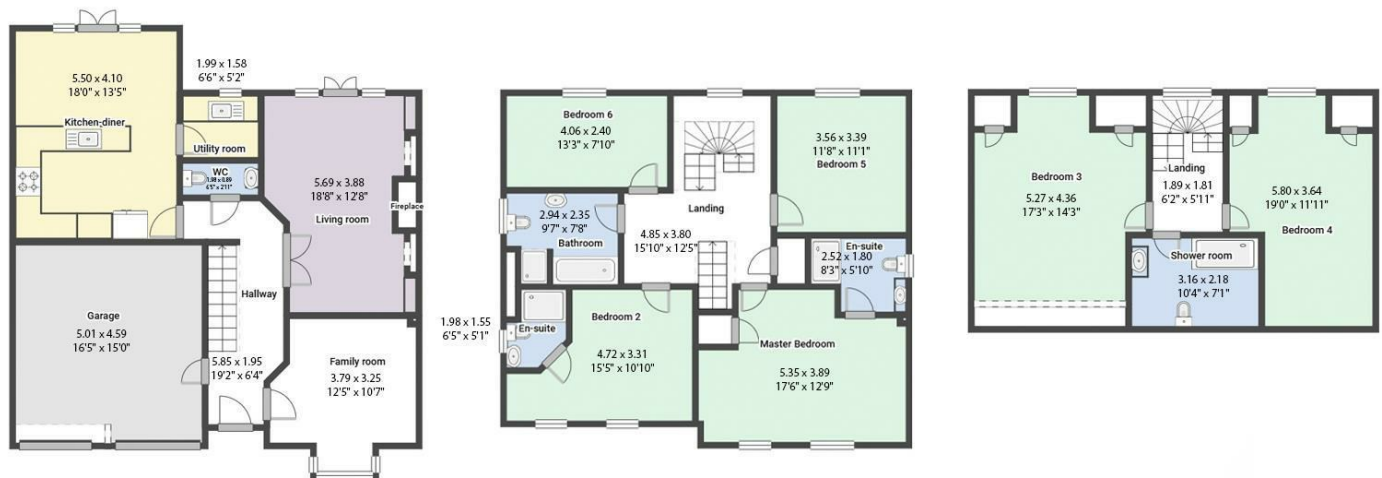
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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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