

HoldenCopley

PREPARE TO BE MOVED

Beedham Way, Mapperley, Nottinghamshire NG3 5TB

Guide Price £450,000 - £475,000

Beedham Way, Mapperley, Nottinghamshire NG3 5TB



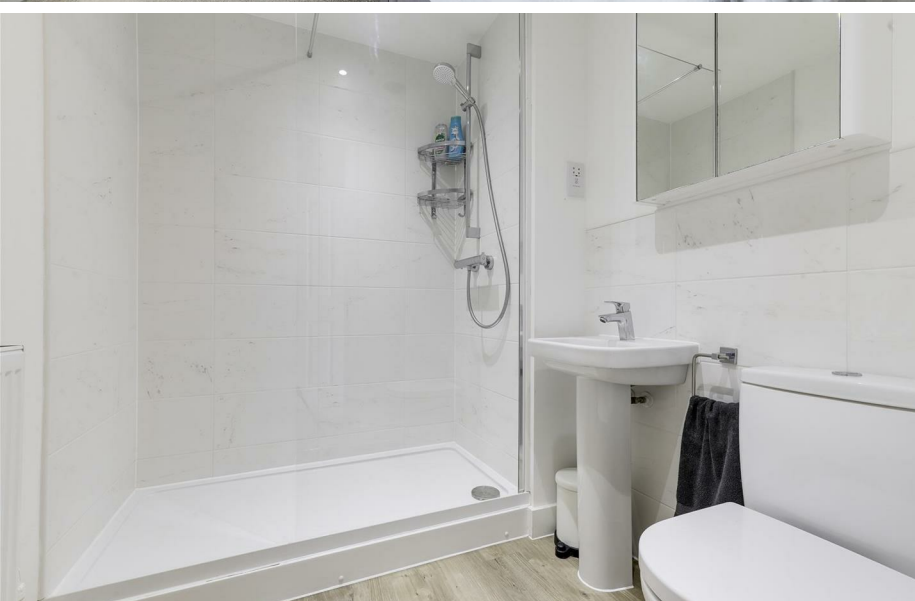
GUIDE PRICE: £450,000 - £475,000

LOCATION, LOCATION, LOCATION...

This beautifully presented four-bedroom detached family home is located within a popular development in a highly sought-after area, offering stunning views and a perfect balance of space and style. The property is ideal for modern family living, with excellent local amenities, sought-after school catchments, and convenient commuting links all close at hand. Inside, the home opens into a welcoming entrance hall leading to a spacious living room, a study or playroom, a WC, and a utility room. The large, contemporary kitchen is fitted with a range of integrated appliances and a breakfast bar, seamlessly opening into the dining area, which forms the heart of the home. Upstairs, four well-proportioned bedrooms are complemented by a family bathroom and an en-suite to the master, with plenty of built-in storage throughout. Externally, the property boasts a driveway with an electric car charging point and access to the garage. The rear garden is private and fully enclosed, featuring a patio area and steps up to a well-maintained lawn, perfect for outdoor entertaining and family enjoyment.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Spacious Living Room & Separate Study
- Modern Fitted Breakfast Kitchen & Dining Area
- Utility & WC
- Two Bathroom Suites
- Ample Storage Space
- Private Well-Maintained Garden
- Driveway & Single Garage
- Popular Location With Beautiful Views





GROUND FLOOR

Entrance Hall

13'10" x 6'3" (4.22 x 1.93)

The entrance hall has LVT flooring, carpeted stairs, a radiator, an in-built under stair cupboard, and a single door providing access into the accommodation.

Living Room

16'9" x 10'10" (5.12 x 3.32)

The living room has a UPVC double-glazed bay window with bespoke fitted shutters to the front elevation, a further UPVC double-glazed window with bespoke fitted shutters to the side elevation, carpeted flooring, a TV point, and two radiators.

Study

6'5" x 6'1" (1.96 x 1.87)

The study / play room has a UPVC double-glazed window with a bespoke fitted shutter to the front elevation, LVT flooring, and a radiator.

WC

6'2" x 3'5" (1.88 x 1.05)

This space has a low level dual flush WC, a wall-hung wash basin, tiled splashback, a radiator, LVT flooring, an extractor fan, and a UPVC double-glazed window with a bespoke fitted shutter to the side elevation.

Kitchen Diner

24'4" x 15'5" (7.42 x 4.70)

The kitchen has a range of fitted base and wall units with laminate worktops and a fitted breakfast bar, a stainless steel sink and a half with a swan neck mixer tap and drainer, an integrated dishwasher, a four ring gas hob with an extractor fan and splashback, an integrated AEG oven, an integrated microwave combi-oven, an integrated fridge freezer, open plan to the dining area, two radiators, LVT flooring, a TV point, full height UPVC double-glazed windows to the rear elevation, and double French doors opening out to the rear garden.

Utility Room

6'9" x 5'8" (2.06 x 1.73)

The utility room has a fitted base unit with a laminate worktop, space and plumbing for a washing machine, space for a separate tumble-dryer, a wall-mounted boiler, a radiator, LVT flooring, an extractor fan, and a single door providing side access.

FIRST FLOOR

Landing

10'8" x 5'0" (3.26 x 1.53)

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

Master Bedroom

16'7" x 10'10" (5.07 x 3.32)

The main bedroom has dual-aspect UPVC double-glazed windows with bespoke fitted shutters, carpeted flooring, a TV point, a radiator, a panelled wall with reading wall-light fixtures, fitted wardrobes, and access into the en-suite.

En-Suite

6'10" x 5'8" (2.09 x 1.75)

The en-suite has a low level dual flush WC, a pedestal wash basin, an electrical shaving point, a walk-in shower enclosure with a mains-fed shower, LVT flooring, partially tiled walls, a radiator, recessed spotlights, and an extractor fan.

Bedroom Two

10'11" x 10'6" (3.34 x 3.22)

The second bedroom has a UPVC double-glazed window with bespoke fitted shutters to the rear elevation, carpeted flooring, a radiator, and a fitted wardrobe.

Bedroom Three

10'6" x 9'4" (3.21 x 2.85)

The third bedroom has two UPVC double-glazed windows with bespoke fitted shutters to the front elevation, carpeted flooring, a radiator, and a fitted wardrobe.

Bedroom Four

11'7" x 8'0" (3.54 x 2.44)

The fourth bedroom has a UPVC double-glazed window with bespoke fitted shutters to the rear elevation, carpeted flooring, and a radiator.

Bathroom

7'7" x 6'1" (2.33 x 1.87)

The bathroom has a low level dual flush WC, a pedestal wash basin, a panelled bath with a handheld shower fixture, a shower enclosure with a mains-fed shower and bi-folding shower screen, LVT flooring, a radiator, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window with bespoke fitted shutters to the side elevation.

OUTSIDE

Front

To the front of the property is a patio pathway with decorative shrubs either side, external lighting, a driveway, an electric car charging point, and access into the garage. Additionally, there is side gated access to the rear garden.

Rear

To the rear of the property is a private enclosed multi-level garden with a patio area, external lighting, an outdoor tap, steps leading up to a lawn with a palisade border, a wood-chipped area, fence panelled boundaries, and gated access,

ADDITIONAL INFORMATION

- Broadband Networks Available - Openreach
- Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years+
- Flood Risk Area - Very low risk
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

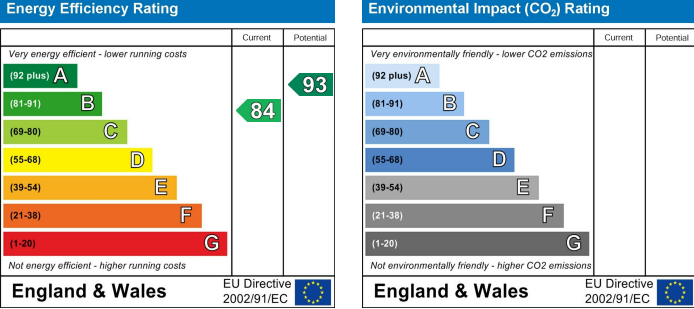
Council Tax Band Rating - Gedling Borough Council - Band E
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold
Service Charge in the year marketing commenced (£PA): £166.20

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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 licence 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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



Beedham Way, Mapperley, Nottinghamshire NG3 5TB

HoldenCopley
PREPARE TO BE MOVED



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.
© HoldenCopley

0115 7734300

906A Woodborough Road, Mapperley, Nottingham, NG3 5QR

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.