



Marriotts  
FOR SALE  
0115 953 6644 www.marriotts.net

50 Bradstone Drive, Mapperley, NG3 5SY  
Price Guide £300,000

 3  2  1  C

Marriotts



# 50 Bradstone Drive Mapperley, NG3 5SY

- Three bedrooms
- Hall with downstairs toilet
- Kitchen with several appliances
- Impressive front countryside views
- Master en-suite
- Garage with power

Viewing is strongly advised for this lovely three-storey three-bedroomed semi-detached house situated within a popular development just off Spring Lane, with front countryside views and positioned on a private driveway serving just five properties! Geding Country Park is literally a few minutes walk away!

**Price Guide £300,000**



## Overview

The main accommodation consists of an entrance hall with polished tiled floor and downstairs toilet, kitchen with several integrated appliances including fridge freezer and washbasin machine, rear lounge with coal effect electric fire and double doors leading out to the decking and garden. On the first floor are two bedrooms and a family bathroom, with the master bedroom, dressing area and en-suite occupying the whole top floor which is another great feature. The property also has UPVC double glazing, gas central heating and an adjoining brick garage with light, power and rear door to the garden.

## Entrance Hall

With composite front entrance door, radiator, stairs to the first-floor landing and polished tiled floor continuing through to the downstairs toilet and kitchen.

## Downstairs Toilet

With UPVC double-glazed side window, dual flush toilet and pedestal washbasin with tiled splashback and radiator.



## Kitchen

A range of units with wood effect worktops and upstands with soft close doors and drawers, tiled splashbacks and an inset one-and-a-half bowl stainless steel sink unit and drainer. Appliances consist of an integrated electric brushed steel trim oven, four-ring gas hob with splashback and extractor canopy, integrated fridge freezer, dishwasher and washbasin machine. There is also a breakfast bar, two ceiling light points, a radiator and a UPVC double-glazed front window.

## Lounge

Marble fireplace and hearth with chrome coal effect electric fire. Two radiators and UPVC double-glazed double doors leading out to the decking.

## First Floor Landing

UPVC double-glazed front and side windows, radiator, storage cupboard and stairs to the second floor.

## Bedroom 2

UPVC double glazed rear window and radiator.

## Bedroom 3

UPVC double glazed front window and radiator.

## Family Bathroom

Consisting of a bath with full height tiling, chrome mains shower and glass screen, pedestal washbasin and dual flush toilet. Half tiling to the remaining walls, tiled floor, radiator and extractor fan.

## Second Floor Bedroom 1

Landing with radiator and UPVC double-glazed side window. The bedroom has two large rear skylight windows with fitted black-out blinds overlooking mature hedgerow, radiator, walk-through dressing area with two sets of sliding mirrored door wardrobes leading through to the en-suite.

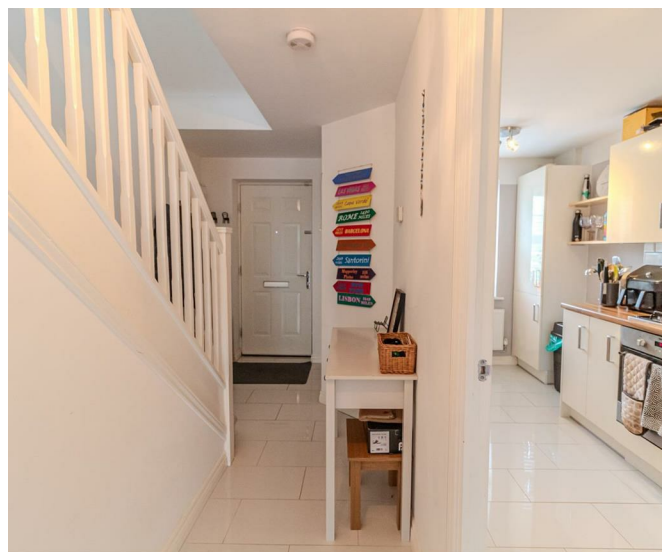
## En-suite

Mosaic tiled cubicle with electric shower, dual flush toilet and pedestal washbasin with matching mosaic splashback. Electric shaver point, radiator, tiled floor and UPVC double glazed dormer window to the front.

## Outside

There is a lawned front garden with a pathway leading to the front door and a double-length tarmac driveway leading to the garage. The garage has an up-and-over door, light and power with a rear door to the garden. To the rear is a large deck with outside tap, feature wall light and a lawn enclosed with a fenced perimeter.

## Material Information



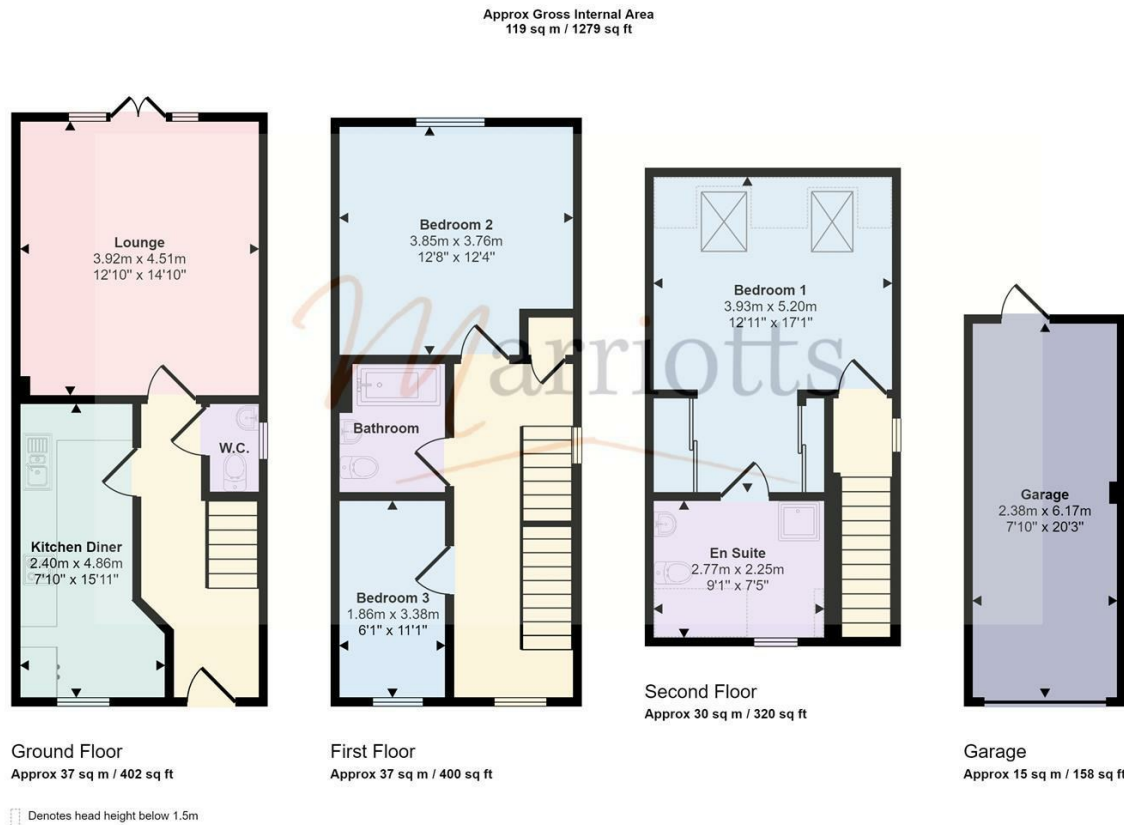




TENURE: Freehold  
COUNCIL TAX: Gedling Borough Council - Band D  
PROPERTY CONSTRUCTION: Cavity Brick  
ANY RIGHTS OF WAY AFFECTING PROPERTY: No  
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: No  
FLOOD RISK: No  
ASBESTOS PRESENT: No  
ANY KNOWN EXTERNAL FACTORS: No  
LOCATION OF BOILER: in the loft  
UTILITIES - mains gas, electric, water and sewerage.  
MAINS GAS PROVIDER: Scottish Power  
MAINS ELECTRICITY PROVIDER: Scottish Power  
MAINS WATER PROVIDER: Severn Trent  
MAINS SEWERAGE PROVIDER: Severn Trent  
WATER METER: No  
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.  
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.  
ELECTRIC CAR CHARGING POINT: not available.  
ACCESS AND SAFETY INFORMATION:







This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>87</b> |
| (81-91) <b>B</b>                            | <b>77</b>               |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |



Please contact us on **0115 953 6644** should you wish to arrange to view this property or if you require any further information.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
2. No person in the employment of Marriotts has the authority to make or give any representation or warranty in respect of the property, and they assume no responsibility for any statement made in these particulars.
3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
4. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.
5. Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).

41 Plains Road, Mapperley, Nottingham, NG3 5JU  
0115 953 6644  
sales@marriotts.net

www.Marriotts.net

