



24 Beedham Way, Mapperley, NG3 5TB

£525,000

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# 24 Beedham Way Mapperley, NG3 5TB

- Four bedrooms & en-suite
- Sitting room and separate study
- Single garage
- Impressive elevated front views
- Open plan living kitchen with utility
- Hall with downstairs toilet

An immaculate, virtually brand new four-bedroom detached family home on the popular new Davidsons development just off Mapperley Plains, with impressive front facing views across Arnold and beyond, lots of extras, open plan living kitchen with quartz worktops, island and utility room, study and master bedroom with dressing room and en-suite!

£525,000



## Overview

Brand New in 2023 with the remainder of the NHBC warranty, this immaculate detached family home is in a great position with elevated views across Arnold and beyond, with many extras including quartz worktops, upgraded kitchen unit doors, island with Quooker boiling hot tap, fully tiled bathrooms, additional ethernet points on both floors and with the benefit of both Grain and BT internet connection. Superb family house with viewing strongly advised!

## Entrance Hall

With composite front entrance door, radiator, stairs to the first-floor landing with understair cloaks cupboard housing the Grain wi-fi router. Good quality herringbone wood style flooring continues through to the downstairs toilet, study and living kitchen with separate door through to the living room.

## Downstairs Toilet

Consisting of a dual flush toilet with wash basin and tiled splashback, extractor fan and radiator.

## Study

With ample power points, TV aerial and ethernet point, radiator and UPVC double-glazed front window.

## Living Room

UPVC double glazed front window, two radiators and high level TV points.



### Living Kitchen

The main kitchen area has a range of wall and base units with upgraded doors, solid quartz worktops, upstands and worksurface lighting. Appliances consist of integrated AEG electric double oven, four-ring brushed steel gas hob, extractor canopy and fridge freezer. Matching island with integrated dishwasher, cupboards and quartz drainer with under counter composite sink unit with feature Quooker boiling tap and two pelmet light fittings. UPVC double-glazed bay with double doors leading out to the patio and lounge area with two separate radiators, two ceiling light points and UPVC double-glazed rear window.

### Utility Room

Matching wall and base units with quartz effect worktops, plumbing for washing machine, concealed Ideal Logic combination gas boiler, radiator and UPVC double-glazed side window.

### First Floor Landing

With doors to all bedrooms, family bathroom and also loft access.

### Bedroom 1

UPVC double glazed front window with elevated views, high-level TV points, dressing room with UPVC double glazed front window, ceiling downlights, two sets of built-in double and triple wardrobes with double hanging rails and drawers.

### En-suite

With full-height stone finish wall tiles and grey wood style flooring, the suite consists of a full-width cubicle with chrome mains shower, pedestal wash basin and dual flush toilet. Electric shaver point, chrome ladder towel rail and UPVC double-glazed side window.

### Bedroom 2

UPVC double glazed rear window and radiator.

### Bedroom 3

UPVC double glazed rear window and radiator.

### Bedroom 4

UPVC double glazed front window with elevated views and radiator.

### Family Bathroom

Also with fully tiled walls and traditional patterned tile effect floor covering, the suite consists of a bath with textured wall tiling, shower attachment and matching tiled cubicle. Dual flush toilet, pedestal washbasin, chrome ladder towel rail, ceiling downlights, extractor fan and UPVC double-glazed rear window.

### Outside

In front of the house is a block paved parking bay, part of which belongs to the property with the addition of a driveway with an electric charging point and up and over door into the garage. To the rear is a large full-width paved patio with timber sleeper edging and steps leading up to the lawn garden. There are also external power points, outside light points and enclosed with a fenced perimeter.

### Material Information









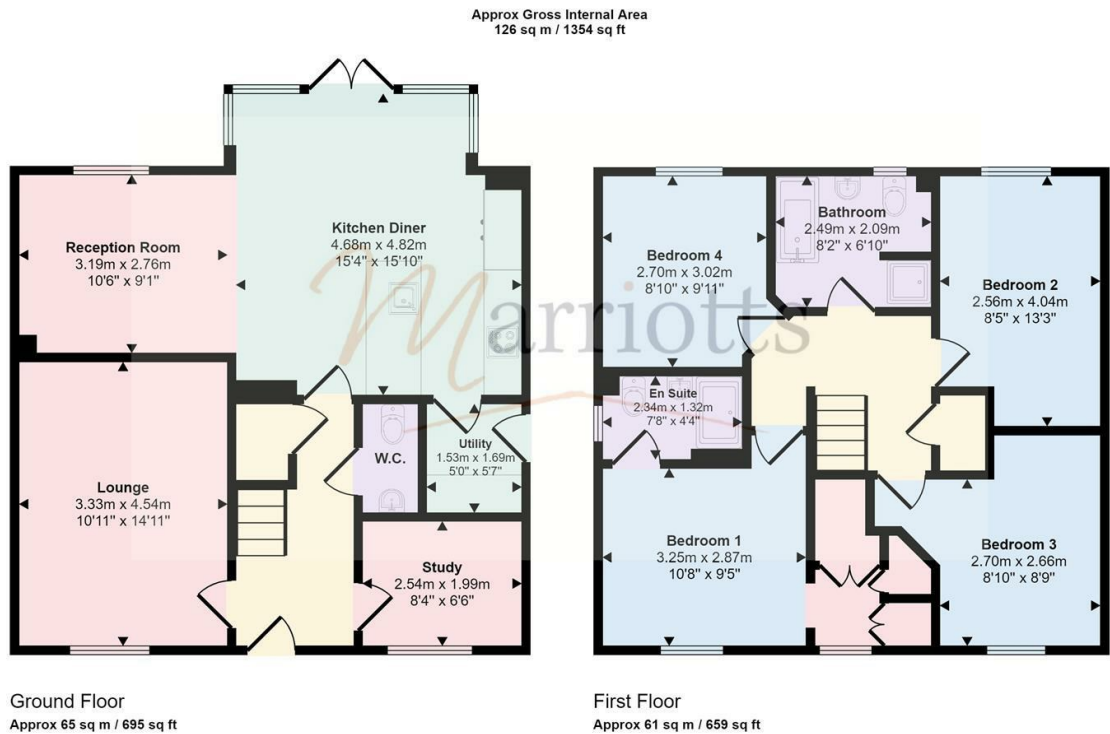
TENURE: Freehold  
COUNCIL TAX: Gedling Borough Council - Band E  
PROPERTY CONSTRUCTION: cavity Brick  
ANY RIGHTS OF WAY AFFECTING PROPERTY: No  
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: None  
FLOOD RISK: None  
ASBESTOS PRESENT: None  
ANY KNOWN EXTERNAL FACTORS: None  
LOCATION OF BOILER: Utility Room  
UTILITIES - mains gas, electric, water and sewerage.  
MAINS GAS PROVIDER: Eon Next  
MAINS ELECTRICITY PROVIDER: Eon Next  
MAINS WATER PROVIDER: Severn Trent  
MAINS SEWERAGE PROVIDER: Severn Trent  
WATER METER: Yes  
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: yes  
ACCESS AND SAFETY INFORMATION: Level access to both front and rear. Steps up to rear lawn.











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>93</b>
(81-91) <b>B</b>	<b>85</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.**

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