



**DavidJames**  
the estate agent

**Beedham Way, Mapperley Plains, Nottingham, NG3 5TB**

**Guide Price £475,000**

# About This Property

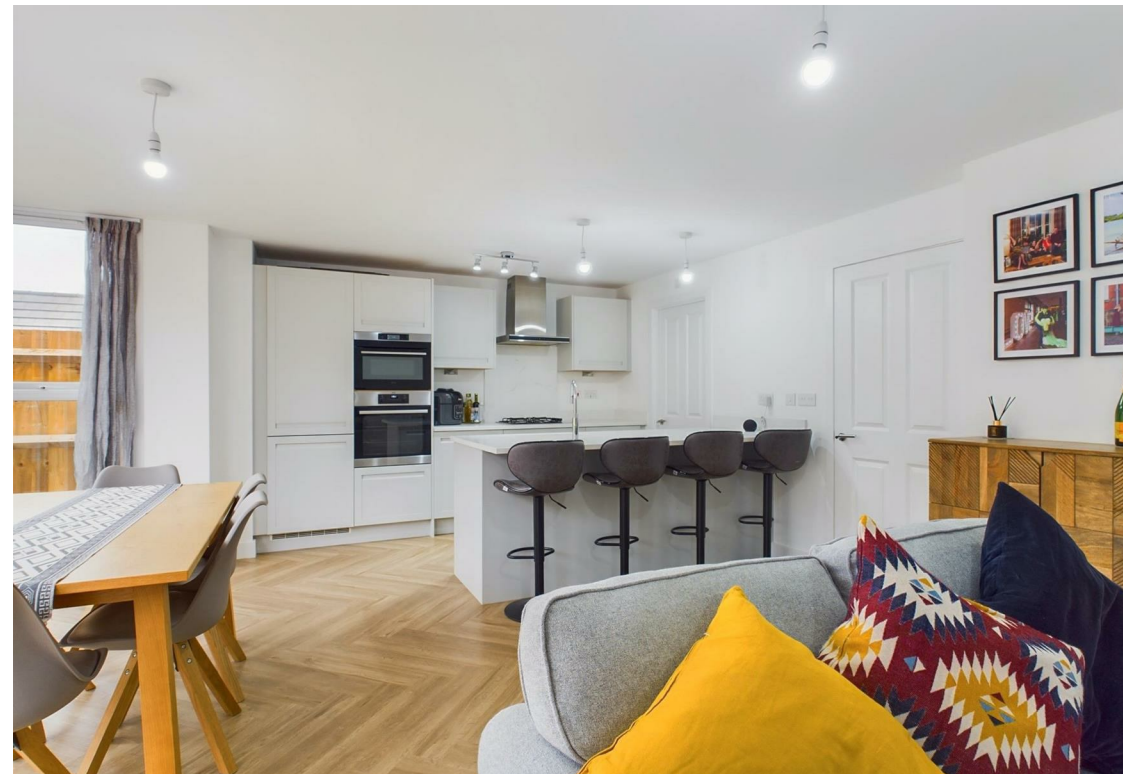
This beautifully-presented modern detached house, built in 2023 and with the benefit of the remaining new-build warranty, is located within easy reach of Mapperley's popular shops, bars, restaurants and nearby schools - all combining to provide a home that is perfect for family living!

Situated at the end of a quiet road with open greenery to the front, this home begins with an inviting entrance hall featuring built-in storage and a convenient cloakroom/WC. A versatile home office with a wired internet connection could also serve as an additional sitting room. Opposite, the bright and spacious lounge offers ample room to relax and comes ready with sockets for a wall-mounted television.

The highlight of this property is the stunning open-plan living space at the rear. With French doors opening to the garden, this room incorporates a family area (with eye-level TV socket), a dining space and a modern kitchen complete with a breakfast bar. The kitchen boasts sleek Quartz worktops, an inset sink with a Quooker instant boiling water tap and integrated appliances, including an electric oven, smart-enabled combi microwave, gas hob with extractor, dishwasher and fridge/freezer. A separate utility room provides space for laundry appliances.

Upstairs are four generously sized double bedrooms. The main bedroom features an en-suite shower room and a dressing room with fitted wardrobes, alongside excellent views over the open greenery and countryside beyond. Bedroom four also benefits from a wired internet connection, perfect for working from home. A modern family bathroom with a four-piece suite and separate shower cubicle serves the remaining bedrooms.

Outside, the enclosed rear garden includes a paved patio and a manageable lawn, ideal for outdoor entertaining. A driveway with an EV charging point and a garage with power and lighting offer convenient off-street parking, along with additional visitor parking at the front.

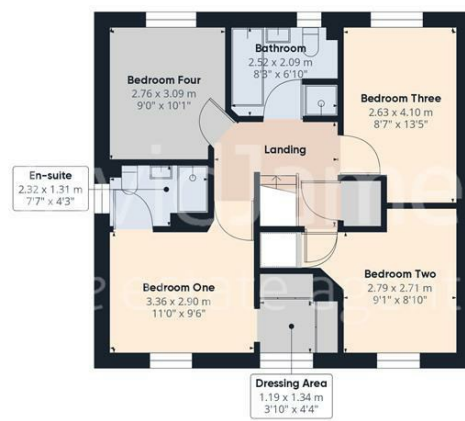


- Modern detached family home
- Built in 2023 with remaining new-build warranty
- Beautifully-presented throughout
- Bright and spacious lounge
- Ground floor home office/sitting room
- Stunning open plan family dining kitchen with a separate utility room
- Four double bedrooms (main bedroom with a dressing area and en-suite)
- Modern family bathroom with a four-piece suite
- Enclosed lawned rear garden with an initial patio seating area
- Driveway with an EV charger and a garage





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area\*  
133.55 m<sup>2</sup>  
1437.52 ft<sup>2</sup>

Reduced headroom  
1.44 m<sup>2</sup>  
15.5 ft<sup>2</sup>

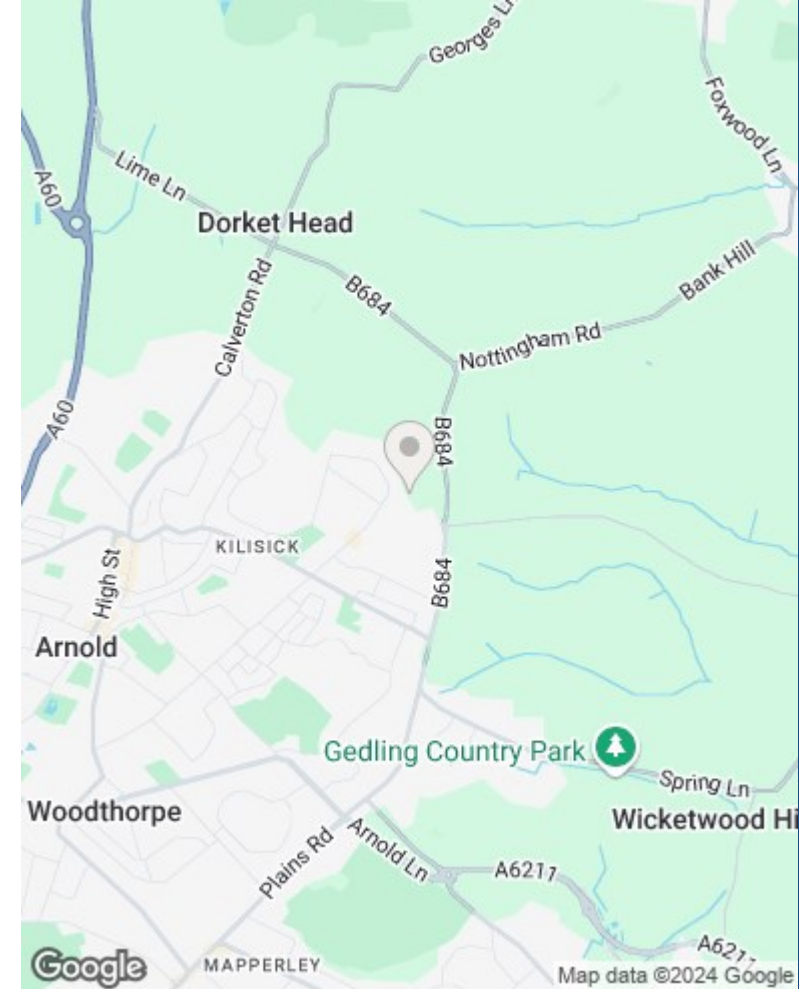
(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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**Council Tax Band: E**  
**Gedling Borough Council**  
**Freehold**

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