



14 Bradstone Drive, Mapperley, Nottingham, NG3 5SY

Price Guide £440,000 - £500,000

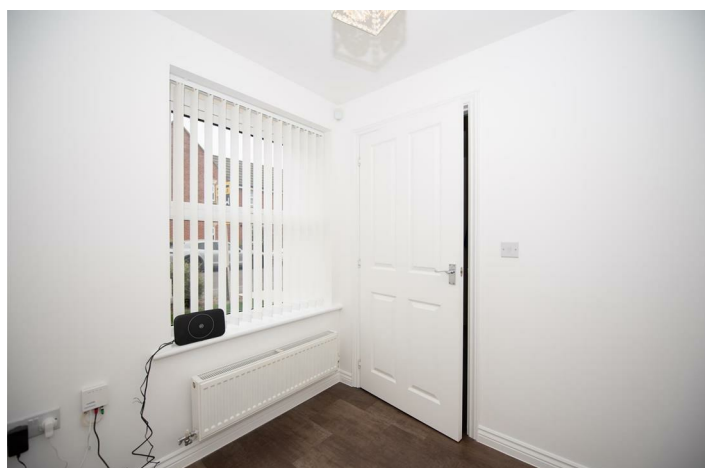
- GUIDE PRICE £440,000 - £460,000
- Lounge, Dining Room and Study
- Downstairs W.C
- Master Bedroom with Ensuite
- Driveway, Garage and Garden
- Substantial Five Bedroom Detached House
- Breakfast Kitchen and Utility Room
- Five Double Bedrooms
- Bathroom and Shower Room
- No Upward Chain

14 Bradstone Drive, Nottingham NG3 5SY

GUIDE PRICE £440,000 - £460,000 - Substantial and Well Presented Five Bedroom Detached House on a popular estate. Accommodation comprises; Large Lounge, Dining Room, Study, Breakfast Kitchen, Downstairs W.C, Utility Room. Master Bedroom with dressing room area and ensuite. Four further good size bedrooms, a bathroom and top floor shower room. Driveway and Garage. Garden to the rear. No Upward Chain.



Council Tax Band: F



Entrance Hall

With doors to the Lounge, Dining Room, Study, W.C and Breakfast Kitchen. Stairs to the first floor.

Study

7'4 x 7'1

Window to the front.

Dining Room

11'5 x 8'8

Window to the front elevation.

Lounge

16'4 x 11'5

French doors to the rear elevation.

Kitchen/Breakfast Room

French doors to the rear elevation. A range of base and wall units with integrated appliances. Gas hob. Extractor. Double oven and microwave. Dishwasher. Door to the Utility Room.

Utility Room

Door to the side. Wall mounted gas boiler. Sink unit. A range of cupboards. Washer/Dryer.

W.C

Low level toilet. Sink.

Master Bedroom

13'9 x 11'5

Two windows to the front. Access to dressing room area (with built in wardrobes) and ensuite.

Ensuite

Double shower cubicle. Toilet and sink unit. Window to the front elevation.

Bedroom Two

11'5 x 11'4

Window to the rear. Built in wardrobes.

Bedroom Five

14'5 x 8'2

Window to the rear. Built in wardrobes.

Bathroom

Window to the side. Bath. Sink unit. Shower cubicle. Toilet.

Bedroom Three

13'7 x 11'7

Window to the front.

Bedroom Four

13'7 x 7'4

Window to the front.

Shower Room

Roof window. Sink. Shower cubicle. Toilet.

Garage

With electric door. Loft. Pedestrian access to the side.

Exterior

Gardens to the rear. Driveway to the side elevation.







Viewings

Viewings by arrangement only. Call 01159625003 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Approximate Gross Internal Area
1697 Sq.ft. (157.65 sq.m.)

