



## 14 Bradstone Drive, Mapperley, Nottingham, NG3 5SY

Price Guide £475,000 - £500,000

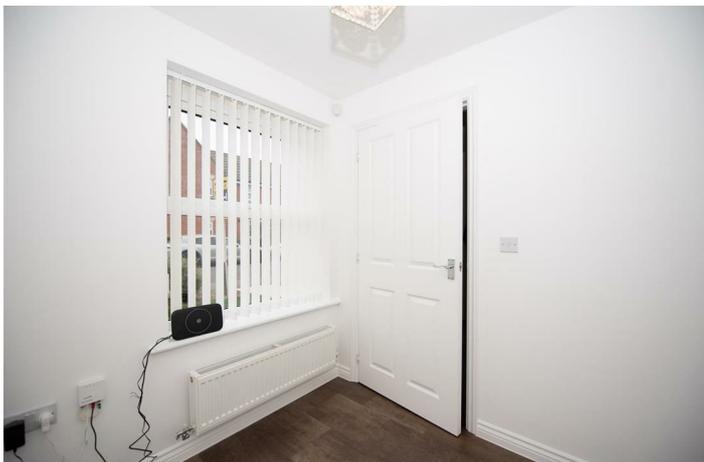
- GUIDE PRICE £475,000 - £500,000
- Lounge, Dining Room and Study
- Downstairs W.C
- Master Bedroom with Ensuite
- Driveway, Garage and Garden
- Substantial Five Bedroom Detached House
- Breakfast Kitchen and Utility Room
- Five Double Bedrooms
- Bathroom and Shower Room
- No Upward Chain

# 14 Bradstone Drive, Nottingham NG3 5SY

GUIDE PRICE £475,000 - £500,000 - 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 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.

#### 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

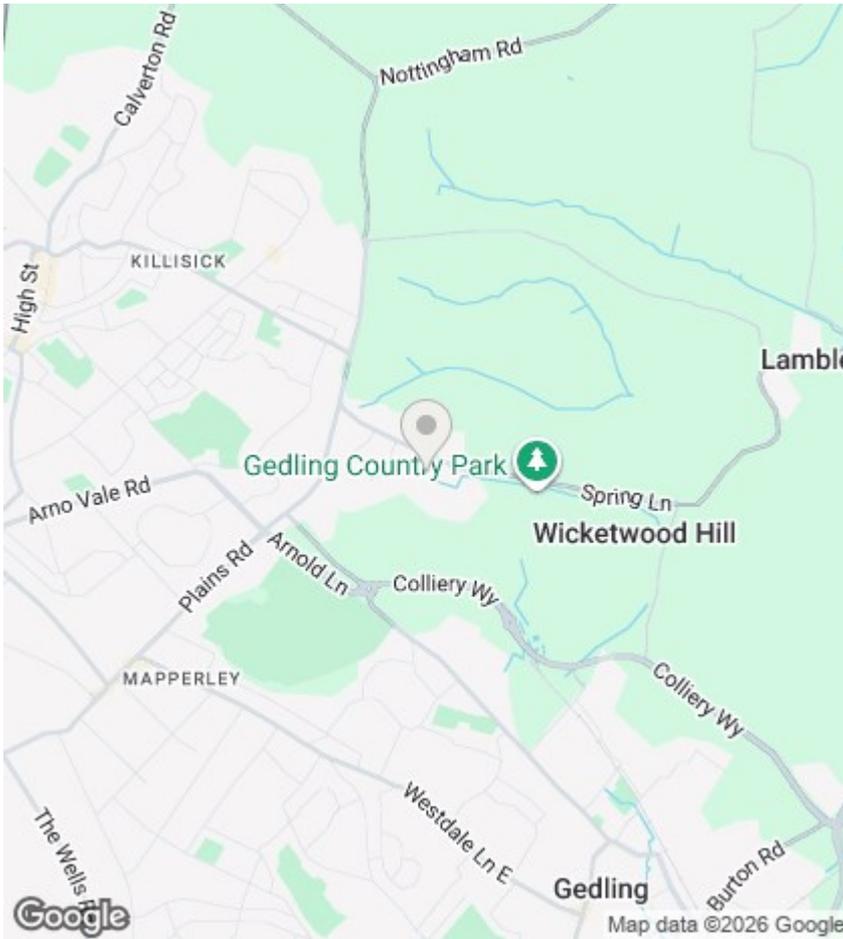
With electric door. Loft. Pedestrian access to the side.

#### Exterior

Gardens to the rear. Driveway to the side elevation.







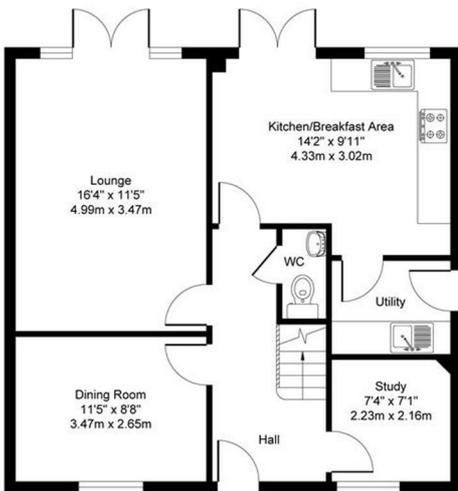
## Viewings

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

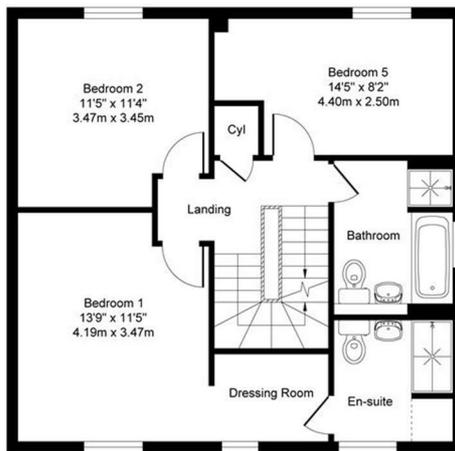
## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</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	

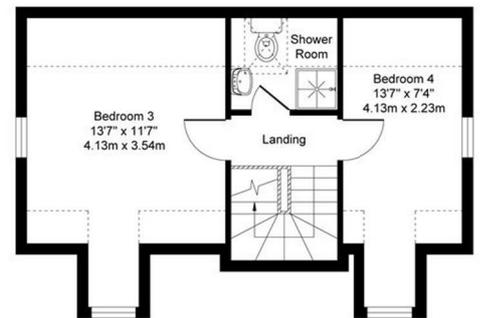
Approximate Gross Internal Area  
1697 Sq.ft. (157.65 sq.m.)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR