

HoldenCopley

PREPARE TO BE MOVED

Beedham Way, Mapperley Plains, Nottinghamshire NG3 5TB

Guide Price £600,000

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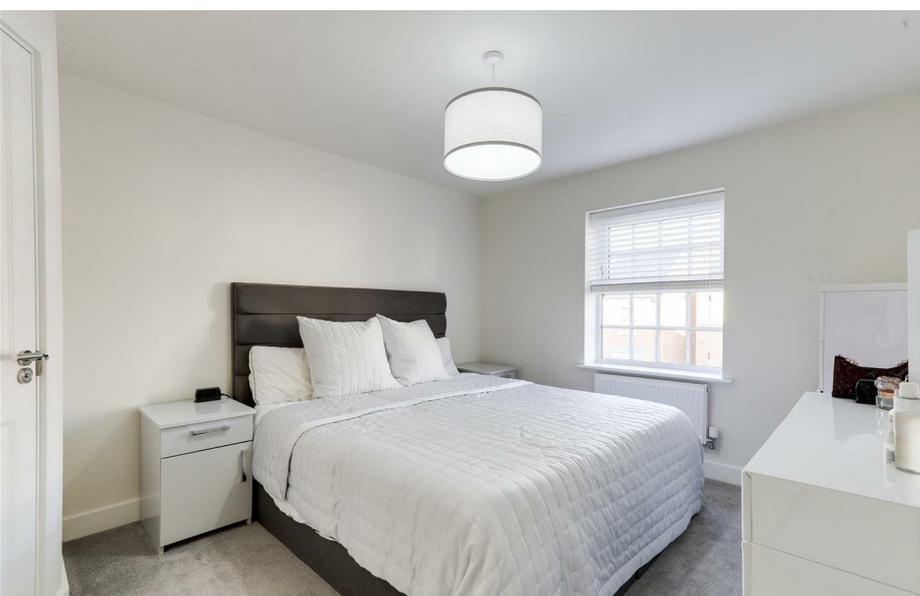
GUIDE PRICE... £600,000 - £650,000

SPACIOUS, MODERN & BEAUTIFULLY-PRESENTED...

Situated in the ever-popular Mapperley Plains, this beautifully presented modern detached family home offers generous, versatile accommodation finished to a high standard throughout and is perfectly suited to contemporary family living. To the ground floor, the welcoming entrance hall sets the tone, leading to a cosy yet spacious living room complete with a feature fireplace—ideal for relaxing evenings. The heart of the home is undoubtedly the impressive open plan kitchen, lounge and dining space, spanning the full width of the property. Fitted with sleek units, stone-effect worktops and a central island with breakfast bar, this light-filled space is perfect for entertaining, enhanced by multiple French doors opening directly onto the rear garden. Completing the ground floor is a separate study, a practical utility room with side access, and a convenient W/C. The first floor hosts four well-proportioned double bedrooms, two of which benefit from modern en-suite shower rooms. The master bedroom further enjoys a walk-in wardrobe, while the remaining bedrooms are serviced by a stylish four-piece family bathroom, offering both a bath and separate shower. Outside, the property continues to impress with off-street parking, an EV charging point and a detached garage. The rear garden is well-presented and private, featuring a patio seating area, lawn, and a versatile garden room currently used as a gym—ideal for home working, hobbies or additional entertaining space. This property effortlessly combines modern living with a warm, inviting atmosphere, making it the perfect place to call home. With its spacious layout, beautiful garden, and prime location, this is a home you won't want to miss.

MUST BE VIEWED





- Spacious Detached Family Home
- Four Double Bedrooms & Study
- Cosy Living Room With Fireplace
- Modern Fitted Open Plan Kitchen-Lounge-Diner with Central Island
- Utility Room & Ground Floor W/C
- Two En-Suites & Walk-In Wardrobe
- Modern Four Piece Bathroom Suite
- Off-Street Parking & Detached Garage
- Well-Presented Garden & Versatile Garden Room
- Must Be Viewed





GROUND FLOOR

Entrance Hall

14'4" x 7'7" (4.39 x 2.33)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, understairs storage, an overhead UPVC double-glazed window to the front elevation, and a single composite door providing access into the accommodation.

Living Room

17'5" x 11'6" (5.32 x 3.51)

The living room has carpeted flooring, a feature fireplace, two radiators, and a UPVC double-glazed window to the front elevation.

Open Plan Kitchen-Lounge-Diner

30'6" x 20'0" (9.30 x 6.10)

The open plan kitchen-lounge-diner has a range of fitted base and wall units with stone-effect worktops and a centre island with a breakfast bar, a composite sink and a half with a mixer tap and drainer, an integrated double oven, an integrated five-ring gas hob with a glass splashback and extractor fan, an integrated fridge freezer, wood-effect flooring, two radiators, recessed spotlights, UPVC double-glazed windows to the side and rear elevation, and three sets of double French doors leading out to the rear garden.

Utility Room

6'7" x 5'5" (2.03 x 1.67)

The utility room has fitted base and wall units with stone-effect worktops, a stainless steel sink with a mixer tap and drainer, space and plumbing for a washing machine, space for a tumble dryer, wood-effect flooring, a radiator, and a single UPVC door providing side access.

W/C

5'5" x 4'1" (1.67 x 1.26)

This space has a low level flush W/C, a pedestal wash basin with a mixer tap and splashback, wood-effect flooring, a radiator, and an extractor fan.

Study

10'6" x 6'0" (3.22 x 1.84)

The study has carpeted flooring, a radiator, and a UPVC double-glazed window to the front elevation.

FIRST FLOOR

Landing

12'4" x 8'9" (3.77 x 2.69)

The landing has carpeted flooring, a radiator, a built-in storage cupboard, access to the loft, and access to the first floor accommodation.

Master Bedroom

13'10" x 11'9" (4.23 x 3.59)

The main bedroom has carpeted flooring, a radiator, a UPVC double-glazed window to the front elevation, access to the en-suite, and access to the walk-in wardrobe.

En-Suite

7'10" x 5'7" (2.39 x 1.71)

The en-suite has a low level flush W/C, a pedestal wash basin with a mixer tap, a walk-in shower enclosure with a wall-mounted handheld shower fixture, wood-effect flooring, partially tiled walls, a wall-mounted shaving point, a chrome heated towel rail, recessed spotlights, and a UPVC double-glazed window to the front elevation.

Walk-In Wardrobe

5'5" x 3'1" (1.67 x 0.95)

The walk-in wardrobe has carpeted flooring, a radiator, a UPVC double-glazed window to the side elevation, and built-in wardrobes.

Bedroom Two

12'0" x 10'3" (3.67 x 3.13)

The second bedroom has carpeted flooring, a radiator, a UPVC double-glazed window to the front elevation, built-in wardrobes, and access to the en-suite.

En-Suite

6'5" x 4'9" (1.97 x 1.47)

The en-suite has a low level flush W/C, a pedestal wash basin with a mixer tap, a walk-in shower enclosure with a wall-mounted handheld shower fixture, wood-effect flooring, partially tiled walls, a wall-mounted shaving point, a chrome heated towel rail, a single recessed spotlight, and a UPVC double-glazed window to the side elevation.

Bedroom Three

12'8" x 10'3" (3.87 x 3.13)

The third bedroom has carpeted flooring, a radiator, and a UPVC double-glazed window to the rear elevation.

Bedroom Four

10'10" x 8'9" (3.31 x 2.67)

The fourth bedroom has carpeted flooring, a radiator, a built-in wardrobe and a UPVC double-glazed window to the rear elevation.

Bathroom

8'9" x 6'10" (2.67 x 2.10)

The bathroom has a low level flush W/C, a pedestal wash basin with a mixer tap, a panelled bath with a wall-mounted central tap and handheld shower, a walk-in shower enclosure with a wall-mounted handheld shower fixture, wood-effect flooring, partially tiled walls, a chrome heated towel rail, recessed spotlights, and a UPVC double-glazed window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-street parking and access to the garage, an EV charging point, gated access to the rear, two lawned areas, two planted areas, and a fence panelled boundary.

Garage

16'9" x 7'5" (5.11 x 2.28)

The garage has an electric rolling garage door, lighting, electricity, and storage space.

Gym

15'10" x 9'2" (4.85 x 2.80)

The versatile garden room, currently being utilised as a home gym, has wood-effect flooring, recessed spotlights, and double French doors leading out to the rear garden.

Rear

To the rear of the property is a private enclosed garden with a paved patio seating area, a lawn, a shed, access to the versatile garden room, and fence panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – No Data Available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – Please note that this property is subject to restrictive covenants as set out in the title deeds. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property. Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band F

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

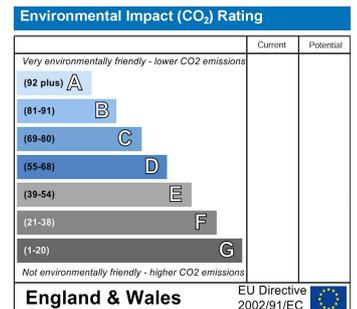
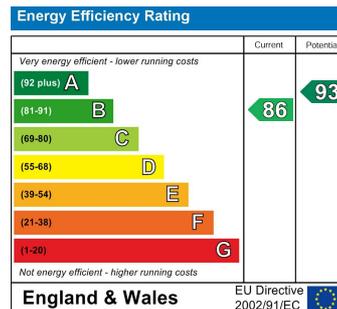
The vendor has advised the following:

Property Tenure is freehold.

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This floorplan is for illustrative purposes only.

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