Robert Ellis

look no further...

Bradstone Drive,
Mapperley, Nottingham
NG3 5SY

£475,000 Freehold

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A BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED HOME, IDEALLY SUITED TO GROWING FAMILIES...

Situated on a private road just off Spring Lane, this spacious and stylishly finished four bedroom detached property offers the perfect blend of modern family living and convenience. The home is immaculately presented throughout, offering generous accommodation, ample storage, and a layout designed with family life in mind.

Located within easy reach of Gedling Country Park and the vibrant heart of Mapperley Top — with its array of shops, cafes, and excellent transport links — the property is also well-placed for access to highly regarded schools including The Carlton Academy and Lambley Primary School.

The ground floor accommodation comprises a welcoming entrance hall, a W/C, a handy utility room, two versatile reception rooms ideal for entertaining or relaxing, and a contemporary kitchen fitted with modern units and integrated appliances.

Upstairs, the home offers four well-proportioned bedrooms, including two with en-suite facilities, all serviced by a stylish family bathroom.

Outside, the property benefits from a driveway and integral garage providing ample off-road parking. To the rear, a well-maintained, south-facing garden offers a private and sunny space for outdoor enjoyment.

An ideal forever home in a sought-after location — early viewing is highly recommended.

Entrance Hallway
7'2 x 17'4 approx (2.18m x 5.28m approx)
Modern double glazed composite door to the front with double glazed window to the side, stairs to the first floor, wood flooring, wall mounted radiator, ceiling light, electric consumer unit, understairs storage cupboard and panelled doors to:

Cloaks/w.c.
5'2 x 3'2 approx (1.57m x 0.97m approx)
Low flush w.c., wall hung vanity wash hand basin with storage cupboards below, tiled splashbacks, recessed spotlights to the ceiling, tiled floor, extractor fan.

Living Room
15'4 x 14'2 approx (4.67m x 4.32m approx)
UPVC double glazed French doors to the rear garden, UPVC double glazed windows either side, ceiling light point, wall mounted double radiator, glazed doors to entrance hallway and dining room.

Dining Room
10'10 x 13'7 approx (3.30m x 4.14m approx)
UPVC double glazed French doors to the rear, wood flooring, wall mounted radiator, ceiling light point, archway through to fitted kitchen with internal leaded glazed doors to:

Kitchen
9'11 x 19'11 approx (3.02m x 6.07m approx)
Contemporary kitchen comprising of a range of matching wall and base units with work surfaces above, 1½ bowl sink with swan neck mixer tap, integrated double oven, four ring stainless steel gas hob with a stainless steel extractor above, integrated dishwasher, washing machine, fridge and freezer, recessed spotlights to the ceiling, UPVC double glazed bay window to the front, LVT flooring, gas central heating combi boiler housed within a matching cabinet, archway through to:

Utility Room
8'4 x 6'8 approx (2.54m x 2.03m approx)
With a range of matching wall and base units incorporating a laminate work surface over, sink with mixer tap, space and plumbing for an automatic washing machine, space for a free standing fridge freezer, recessed spotlights to the ceiling, UPVC double glazed door to the side providing access to the enclosed rear garden, tiling to the floor.

First Floor Landing
Loft access hatch, ceiling light point, large storage cupboard providing useful additional storage space housing the hot water cylinder and pressurised tank. Panelled doors to:

Bathroom
6'10 x 6'3 approx (2.08m x 1.91m approx)
A modern white three piece suite comprising of a panelled bath with mains fed shower over incorporating a rainwater shower head above, pedestal wash hand basin, low flush w.c., tiled splashbacks, chrome heated towel rail, LVT flooring, recessed spotlights to the ceiling, extractor fan and inset mirror.

Bedroom 1
13'8 x 11'1 approx (4.17m x 3.38m approx)
UPVC double glazed window to the rear, wall mounted radiator, ceiling light point, built-in wardrobes providing ample storage space with panelled door to:

En-Suite
9'1 x 4'6 approx (2.77m x 1.37m approx)
A modern white three piece suite comprising of a large walk-in double shower with rainwater shower head above, low flush w.c., pedestal wash hand basin, UPVC double glazed window to the rear, recessed spotlights to the ceiling, chrome heated towel rail, inset mirror, LVT flooring and tiled splashbacks.

Bedroom 2
12'8 x 14'4 max (3.86m x 4.37m max)
With two UPVC double glazed windows to the front, ceiling light point, wall mounted radiator, built-in wardrobes providing ample storage space.

Bedroom 3
13'6 x 9'11 approx (4.11m x 3.02m approx)
UPVC double glazed window to the rear, wall mounted radiator and ceiling light point.

Bedroom 4
12'8 x 10' approx (3.86m x 3.05m approx)
UPVC double glazed window to the front, wall mounted radiator, ceiling light point, built-in wardrobe providing ample additional storage space with panelled door to:

En-Suite
5'6 x 6'3 approx (1.68m x 1.91m approx)
A modern white three piece suite comprising of a walk-in shower enclosure with mains fed shower above, pedestal wash hand basin, low flush w.c., tiled splashbacks, LVT flooring, chrome heated towel rail, ceiling light point and extractor fan.

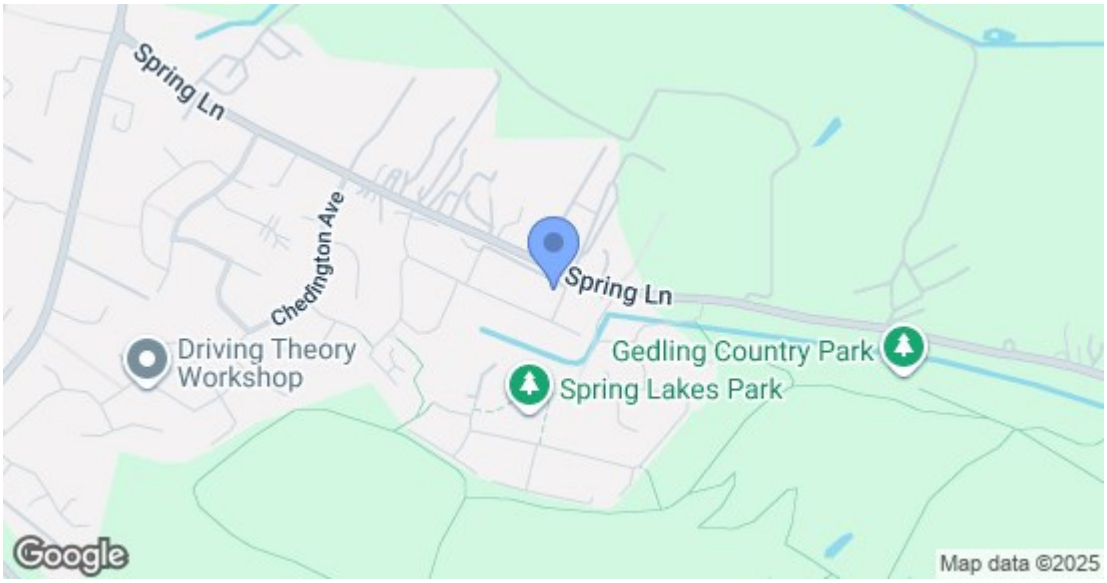
Outside
To the front of the property there is a spacious double driveway providing ample off road parking, canopy with recessed spotlights, pathway leading to the front entrance door, garden laid to lawn, access to the integral garage.

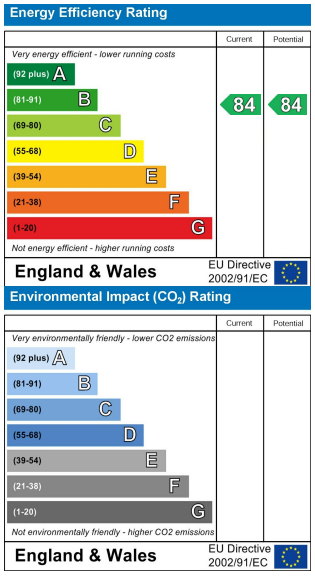
To the rear there is an enclosed landscaped garden incorporating a spacious paved patio area, fencing to the boundaries, brick built wall with planters and steps to the raised lawned garden. Sunken trampoline and secure gated access to the front.

Integral Garage
12'4 x 8'1 approx (3.76m x 2.46m approx)
Up and over door, light and power.

Council Tax
Gedling Borough Council Band E

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky
Broadband Speed - Standard 4mbps Ultrafast 1800mbps
Phone Signal – EE, 02, Three, Vodafone
Sewage – Mains supply
Flood Risk – No, surface water low
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No





These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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