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**29 BRADSTONE DRIVE**

**MAPPERLEY**

**NOTTINGHAM**

**NG3 5SY**



**GUIDE PRICE £350,000 - £375,000**

**VIEWING**

By appointment through the selling agent on (01623) 422000  
16 Albert Street, Mansfield, Nottingham, NG18 1EB

**TENURE**

Freehold

- Modern Detached Home
- Four Double Bedrooms
- Spacious Lounge & Separate Dining Room
- Breakfast Kitchen with Integrated Appliances
- Two En-Suites & Family Bathroom
- Integral Garage
- Rear Garden with Lawn & Decking
- Superb Location Close to Gedling Country Park

## **29 BRADSTONE DRIVE, MAPPERLEY**

### **DIRECTIONS**

Leaving Mansfield on the A60 towards Nottingham, continue along the road for approximately eight and a half miles, taking the first exit on the roundabout onto the A614 Ollerton Road. Take the first right turning onto the B684 and after three miles, at the roundabout take the first exit onto Spring Lane. Turn right onto Axmouth Drive, where Bradstone Drive is on the left.

**This detached family home has been well cared-for by the current owners and is presented to a very high standard throughout. The ground floor living accommodation offer plenty of space for modern family life, with a spacious lounge and separate dining room both having patio doors leading to the rear garden, together with a stylish breakfast kitchen which benefits from integrated appliances. Moving upstairs, there are four double bedrooms, two of which are en-suite, and a family bathroom. Outside the property has a rear garden which is mostly laid to lawn with a decked patio providing the perfect area for summer entertaining. There is also driveway parking and an integral garage.**

### **ENTRANCE HALL**

The welcoming entrance hallway provides access to the lounge and breakfast kitchen. There is also a ground floor W.C. and a useful understairs storage cupboard.

### **LOUNGE**

**5'2" x 13'6"** The bright and airy lounge is a comfortable space for the whole family to relax, with patio doors opening onto the rear garden adding to the feel of spaciousness.

### **DINING AREA**

**13'6" x 10'8"** The dining area is perfect for family meals or more formal entertaining. Open plan from the kitchen, it has patio doors leading onto the rear garden and double doors through to the lounge.

### **BREAKFAST KITCHEN**

**16'7" max x 8'10" max** The kitchen is finished with contemporary high gloss units with co-ordinating work surfaces and tiled splashbacks. There are also a number of integrated appliances which completes the stylish look.

### **BEDROOM ONE**

**13'7" x 11'2"** The master bedroom has a window overlooking the rear garden and an en-suite shower room.

### **BEDROOM TWO**

**12'8" max x 11'9" max** Another well-proportioned double bedroom, again benefitting from an en-suite shower room.

### **BEDROOM THREE**

**14'5" max x 11'10" max** Currently in use as a nursery, this room offers ample space to be a double bedroom.

## 29 BRADSTONE DRIVE, MAPPERLEY

### BEDROOM FOUR

**13'6" max x 9'11" max** The fourth bedroom presented as a study but is large enough to be a good-sized double room.

### BATHROOM

The family bathroom is fitted with a three-piece white suite comprising a panelled bath, pedestal wash hand basin and close coupled W.C.

### GARDEN

The enclosed rear garden is mostly laid to lawn, with a decked area perfect for summer entertaining. To the front of the property there is off-street parking on the driveway and access to the integral garage.

### ADDITIONAL INFORMATION

**Local Authority** – Gedling Borough Council

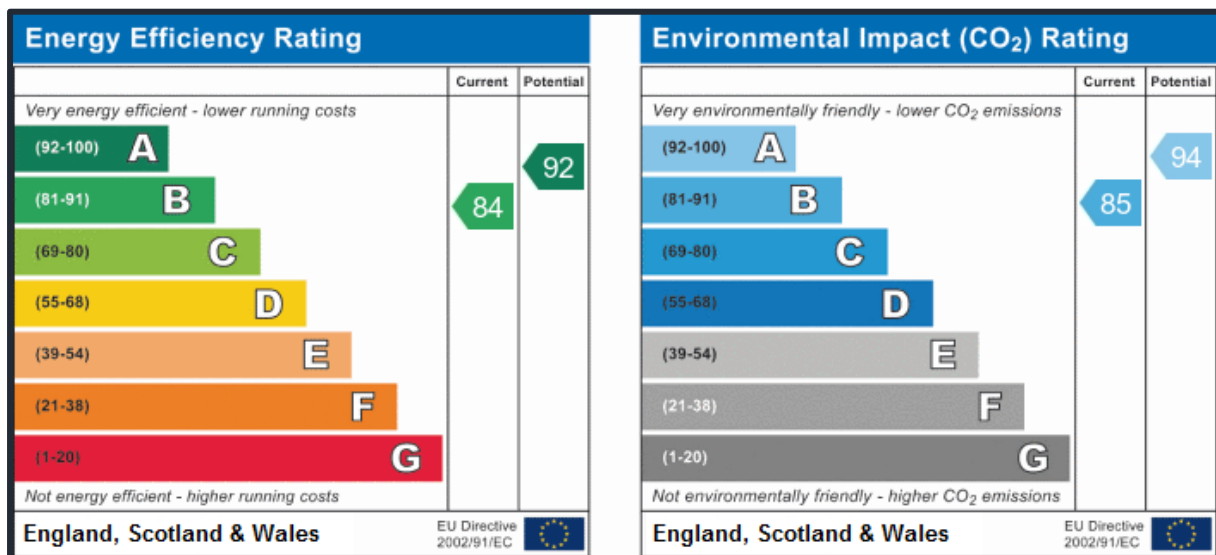
**Council Tax Band** – E

**Primary School** – Lambley Primary School

**Secondary School** – The Carlton Academy / Colonel Frank Seely Academy

**Stamp Duty on Asking Price** – £7,500.00 (this will change if you are a first-time buyer or already own another property).

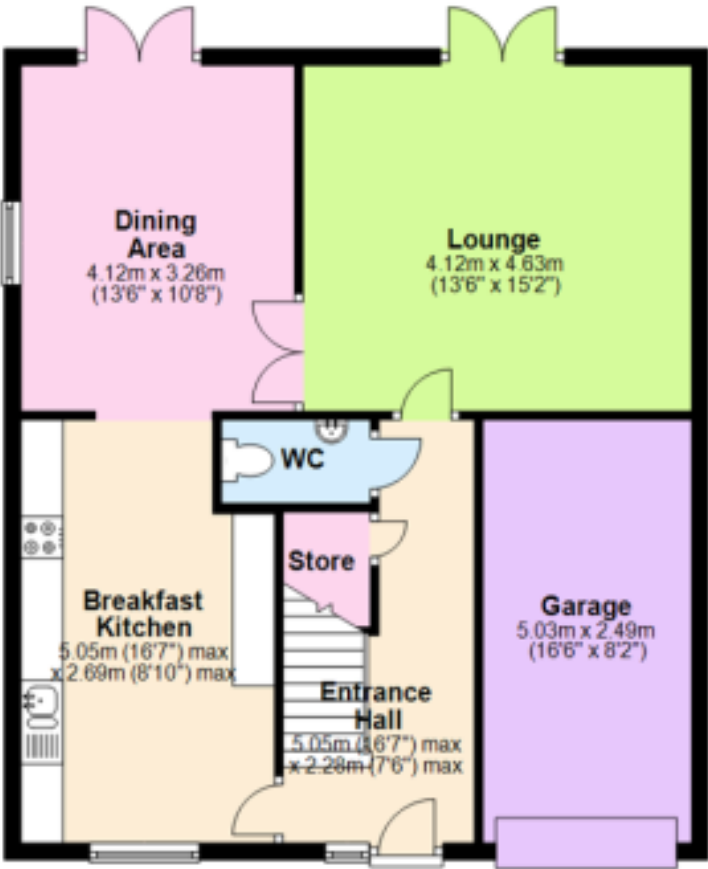
### ENERGY PERFORMANCE RATING



**FLOOR PLAN**

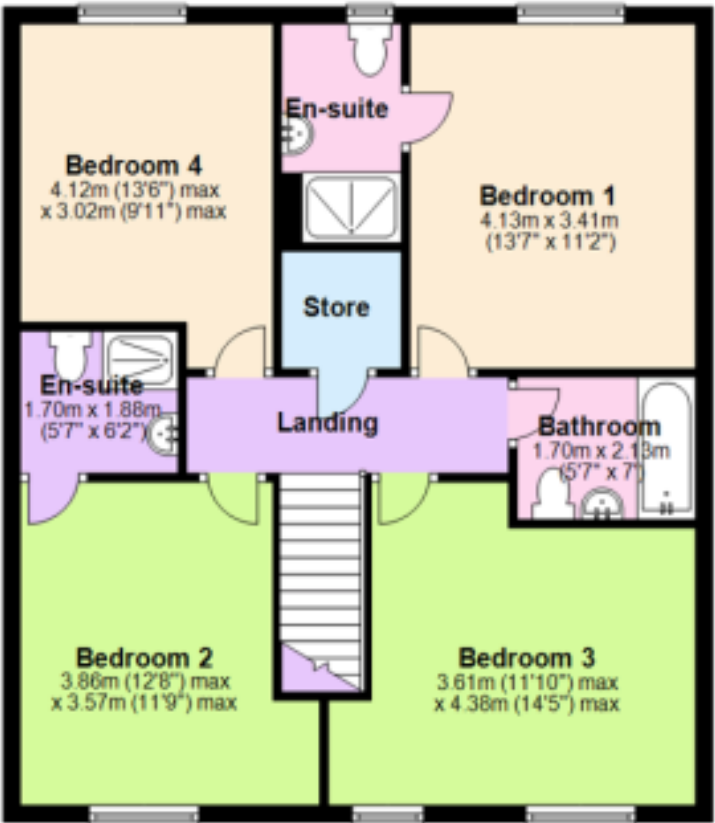
**Ground Floor**

Approx. 74.1 sq. metres (797.8 sq. feet)



**First Floor**

Approx. 75.1 sq. metres (808.3 sq. feet)



Total area: approx. 149.2 sq. metres (1606.1 sq. feet)

## **29 BRADSTONE DRIVE, MAPPERLEY**

### **AGENTS NOTES**

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements are approximate and quoted in imperial and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings or appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

### **MORTGAGE ADVICE**

Arranging the right mortgage is just as important as selecting the right house. Need2View are happy to introduce clients to a completely and utterly independent mortgage advisor who can canvas the whole market place.

They can select the best and most appropriate mortgage tailored to suit each individual purchasers needs and requirements and relative to their own unique personal circumstances. Such advice can be accessed free of charge\* and without any obligation. Your home is at risk if you do not keep up repayments on your mortgage or any other loans secured against it.

\* Initial consultation is on a no fee basis although a fee may be charged for mortgage arrangement.

### **THINKING OF SELLING**

It is important that a fair, accurate and representative market appraisal is given when thinking of selling and owners should obtain advice to take into account economic conditions, the size, standard, condition, location of a property, market conditions within the area and the likely demand for a particular type of property.

Need2View are happy to come and visit you at your convenience in or out of office hours, weekdays or weekends by appointment and will offer you the advice that you need to make an informed decision.

We offer a range of services and so will listen to what you want and need and tailor our services to suit your requirements. Our fees are flexible and will reflect the services you choose ensuring that you receive the best value for money. We use our expertise and experience to maximise the value of your home and can also offer help and assistance in connection with an on-going purchase, whether or not that property is being purchased through ourselves.

### **THINKING OF RENTING**

Letting a property is not just simply a question of finding a tenant, it is about finding the right tenant which involves making in depth credit checks, enquiries and referencing to insure that prospective tenants are the best that they can be.

The secret of achieving the highest level of property management is to be actively involved in and *manage* the rental property, collecting rents is not enough. Strong and proactive management with regular contact with both tenants and landlords and frequent inspections with condition reports being provided on a regular basis will help to ensure that our landlords get the best possible service.

We have a hands-on and practical style of approach and aim at all times to act on our clients behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our clients investment.