

Emma Terry Homes

moving made personal



6 Beedham Way

Mapperley Plains, NG3 5TB

Guide price £350,000 - £375,000



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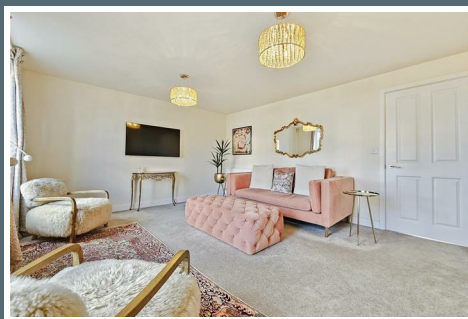
What a truly beautiful listing!

Built in 2022 with just under 8 years left on the NHBC warranty, this three double bedroom link detached beautiful home is now on the open market. The current owners have an incredible eye for detail, and the property is presented exceptionally well.

The accommodation offers a spacious living room, an entertaining dining kitchen, an extended patio and grassed SOUTH facing garden and GARAGE. To the first floor there are three bedrooms, master with ensuite and a four-piece family bathroom.

Management fee, approx. per annum: £117.36 (only payable once the development is finished).

Viewing is highly recommended to appreciate the standard of finish and accommodation on offer. Call Emma Terry Homes today to avoid disappointment.



Entrance door leads through to:

HALL

Stairs rising to the first floor and door through to:

LIVING ROOM

16'6" x 13'0" (5.04m x 3.97m)

Two double glazed UPVC windows to the front elevation, central heating radiator, socket for wall mounted T.V and media plate.

CUPBOARD

Double socket, telephone master socket and additional storage.

KITCHEN/ DINER

20'3" x 12'0" (6.18m x 3.68m)

Fitted with a range of wall and base units with worktops over, stainless steel sink with mixer tap and drainer, Fitted gas hob with extractor over, socket for wall mounted T.V, plumbed in washer dryer, integral fridge freezer, space for wine cooler, plumbing for dishwasher, USB wall sockets, Combi double oven with grill, space for table, central heating radiator and double glazed double doors to the rear garden.

W.C

Fitted with low level flush W.C and hand wash basin with mixer tap.

GARAGE

9'10" x 16'4" (3.01m x 4.98m)

Fitted with worktop, electric supply for an electric car charger, power, lighting and up and over door.

STAIRS & LANDING

Stairs and doors through to:

BEDROOM ONE

12'11" x 10'0" (3.96m x 3.05m)

Master bedroom with fitted wardrobes, socket for wall mounted T.V, central heating radiator, two double glazed UPVC windows to the front elevation and doors through to Ensuite.

ENSUITE

Fitted with large double shower with mixer shower, tiled walls, hand wash basin, low level flush W.C, heated towel rail and obscure UPVC double glazed window to the front elevation.

Tel: 0115 966 57 41

BEDROOM TWO

9'3" x 7'10" (excluding the wardrobes) (2.83m x 2.39m (excluding the wardrobes))

Currently being used as a walk in wardrobe with 'Hammonds' bespoke fitted wardrobes, these can be removed depending on the purchaser, central heating radiator and double glazed UPVC window to the rear elevation.

BEDROOM THREE

8'11" x 6'11" (2.74m x 2.13m)

Fitted wardrobe, central heating radiator and UPVC double glazed window to the rear elevation.

BATHROOM

Four piece bathroom suite, fitted with shower cubicle, panel bath, hand wash basin, low level flush W.C, part tiled walls and obscure double glazed UPVC window to the side elevation.

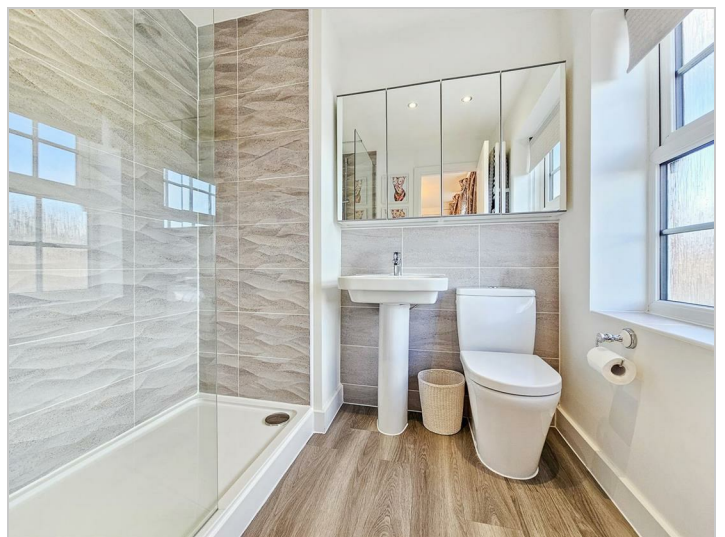
AIRING CUPBOARD

Central heating radiator and wall mounted boiler.

OUTSIDE

The property has a delightful SOUTH facing rear garden, with a newly extended fitted patio with power to the top and bottom of the garden. There is side access to the driveway providing off-road parking for two vehicles. The single garage has power, lighting, a fitted worktop and is accessed via an up and over garage door.

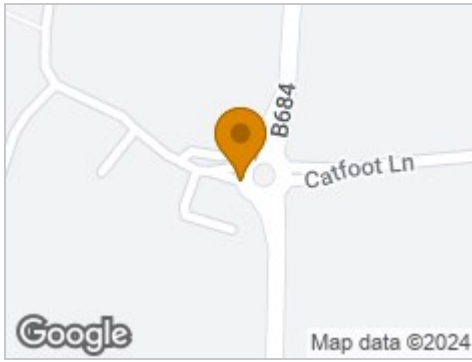








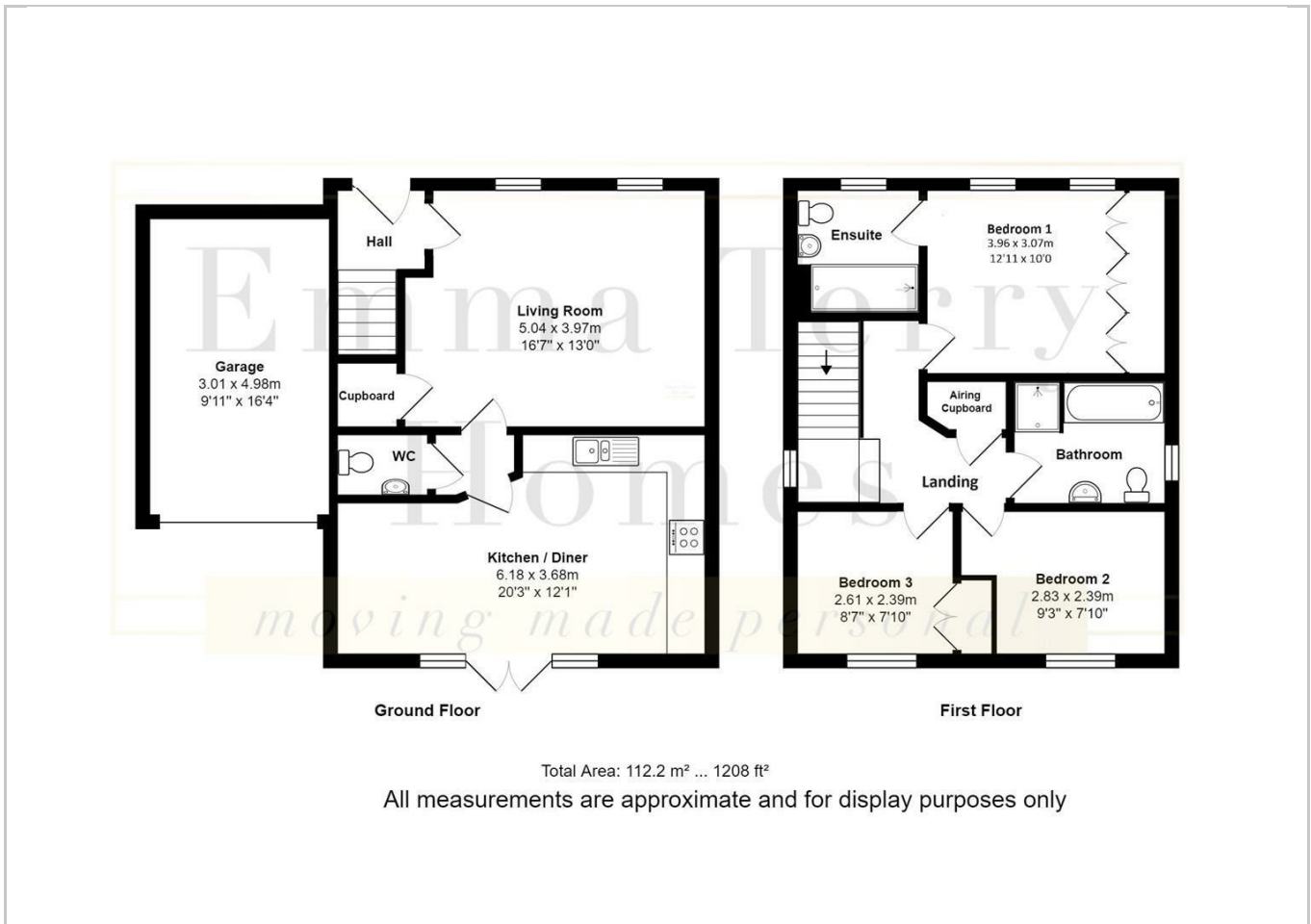
Road Map



Hybrid Map



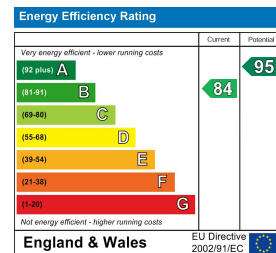
Terrain Map



Viewing

Please contact our Emma Terry Homes Office on 0115 966 57 41 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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