



**DavidJames**  
the estate agent

**Rosedale Road, Bakersfield, Nottingham, NG3 7GQ**

**Guide Price £230,000**

# About This Property



This extended traditional-style semi-detached house in the desirable Bakersfield area is available with no upward chain. This home is an ideal choice for families or anyone seeking comfortable living in a well-established neighbourhood.

Upon entering, you are greeted by an entrance hall complete with an under-stairs storage cupboard. The lounge features a box bay window and a fireplace with a gas fire. A second sitting room also boasts a fireplace with a gas fire, offering additional space for family gatherings or quiet moments.

The heart of this home is the generous dining kitchen, which is well-appointed with a range of base and eye-level units. Dual aspect windows flood the kitchen with natural light, creating a bright and welcoming atmosphere for cooking and dining.

The property offers three first floor bedrooms, each equipped with fitted wardrobes for convenient storage. The master bedroom benefits from an en-suite WC with a washbasin set into a vanity unit. The fully tiled ground floor bathroom features a white suite, including a separate shower cubicle with an electric shower, ensuring a relaxing and practical space for all your needs.

Additional features of this home include gas central heating and UPVC double glazing throughout. Outside, a block-paved driveway provides off-road parking, which extends through gates along the side and to the rear of the property, offering plenty of space for multiple vehicles.

The good-sized rear garden features a well-maintained lawn and mature fruit trees, creating a delightful outdoor space for relaxation, play, or gardening enthusiasts.

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- Extended traditional style semi detached house sold with no upward chain
- Three bedrooms, all with fitted wardrobes, bedroom one with an en-suite Wc with washbasin set to a vanity unit
- Entrance hall with under stairs storage cupboard
- Lounge with box bay window and fireplace with gas fire
- Second sitting room with fireplace and gas fire
- Dining kitchen with a range of base and eye level units and windows to two elevations
- Fully tiled ground floor bathroom/Wc with white suite and separate shower cubicle with electric shower
- Gas central heating, UPVC double glazing
- Block paved driveway provides off road parking which extended through gates along the side and to the rear of the property
- Good sized lawned rear garden with fruit trees







**Hallway**  
3.95 x 1.70 m  
12'11" x 5'7"

**Bathroom**  
3.38 x 1.68 m  
11'1" x 5'5"

Floor 0



**En-suite WC**  
1.32 x 1.32 m  
4'4" x 4'4"

**Landing**  
0.77 x 2.02 m  
2'6" x 6'7"

Floor 1



**Approximate total area\***  
88 m<sup>2</sup>  
947.26 ft<sup>2</sup>

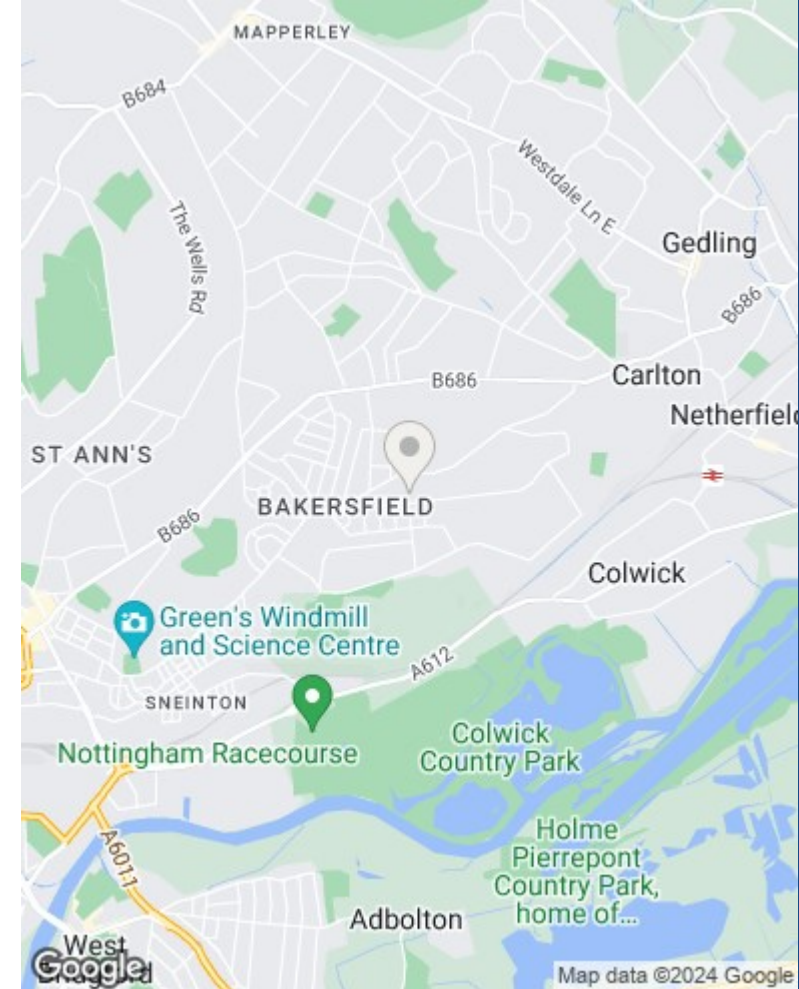
**Reduced headroom**  
0.85 m<sup>2</sup>  
9.16 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**Council Tax Band: B**  
**Nottingham City Council**  
**Freehold**

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