

HoldenCopley

PREPARE TO BE MOVED

Barnet Road, Bakersfield, Nottinghamshire NG3 7AQ

Guide Price £425,000 - £450,000

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IMMACULATELY PRESENTED THROUGHOUT...

This four-bedroom detached house offers expansive accommodation and has been meticulously renovated to the highest standard, making it perfect for a growing family ready to move straight in. Ideally situated, the property is within close proximity to a variety of local amenities, including shops, excellent transport links and great school catchments. The ground floor features an entrance hall, two spacious reception rooms, a convenient W/C, a contemporary fitted kitchen, a practical utility room and an integral garage. Upstairs, the property boasts four generously sized bedrooms, one of which benefits from an en-suite bathroom, a luxurious five-piece family bathroom and access to a loft providing additional storage space. The front of the house includes a large driveway, ensuring ample parking, while the rear offers a private, tiered garden complete with a patio area, decking, and a well-maintained lawn, ideal for outdoor relaxation and entertaining.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen & Utility Room
- Ground Floor W/C
- Integral Garage
- Five Piece Bathroom Suite & En-Suite
- Large Private Rear Garden
- Driveway
- Security Alarm





GROUND FLOOR

Entrance Hall

6'11" x 17'11" (2.12m x 5.48m)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, a built-in cupboard, recessed spotlights and a single composite door providing access into the accommodation.

Living Room

13'0" x 13'6" (3.98m x 4.13m)

The living room has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a log burner with a tiled hearth and recessed spotlights.

Family Room

11'11" x 13'0" (3.65m x 3.97m)

The family room has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, a recessed chimney breast alcove with a log burner and a tiled hearth and recessed spotlights.

W/C

4'6" x 3'6" (1.39m x 1.08m)

This space has a low level flush W/C, a wash basin with fitted storage and wood-effect flooring.

Kitchen

21'0" x 17'7" (6.42m x 5.36m)

The kitchen has a range of fitted shaker style base and wall units with worktops and a matching kitchen island, an integrated double oven and dishwasher, a gas hob with an extractor hood, an inset stainless steel sink and a half with draining grooves, space for a fridge-freezer, wood-effect flooring, a radiator, four velux windows, recessed spotlights and bi-folding doors providing access out to the garden.

Utility Room

8'11" x 6'0" (2.74m x 1.85m)

The utility room has fitted base and wall units with worktops, wood-effect flooring, space and plumbing for a washing machine, a composite sink with a drainer, partially tiled walls, recessed spotlights and access to the garage.

Garage

8'7" x 19'2" (2.63m x 5.86m)

The garage has lighting, power sockets and an up and over garage door.

FIRST FLOOR

Landing

The landing has carpeted flooring, access to the loft, recessed spotlights and provides access to the first floor accommodation.

Master Bedroom

17'3" x 4'9" (5.27m x 1.46m)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, fitted mirrored sliding door wardrobes, recessed spotlights and direct access to the en-suite.

En-Suite

7'0" x 4'9" (2.14m x 1.46m)

The en-suite has a low level concealed flush W/C, a wall-mounted wash basin with fitted storage, a fitted corner shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, wood-effect flooring, a chrome heated towel rail, partially tiled walls, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the front elevation.

Bedroom Two

13'0" x 10'11" (3.97m x 3.34m)

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

Bedroom Three

13'8" x 11'0" (4.19m x 3.36m)

The third bedroom has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a radiator and recessed spotlights.

Bedroom Four

8'6" x 12'9" (2.60m x 3.90m)

The fourth bedroom has two UPVC double-glazed windows to the rear and side elevations, carpeted flooring, a radiator and recessed spotlights.

Bathroom

9'6" x 7'6" (2.92m x 2.29m)

The bathroom has a low level flush W/C, Jack and Jill countertop wash basins with fitted storage, a walk in shower enclosure with a mains-fed over the head rainfall shower, a freestanding bath, tiled flooring and walls, a chrome heated towel rail, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a large block paved driveway.

Rear

To the rear of the property is a private tiered garden with a decking area, a patio, a lawn and a single wooden lockable gate.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – All 4G, some 3G & 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band D

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.

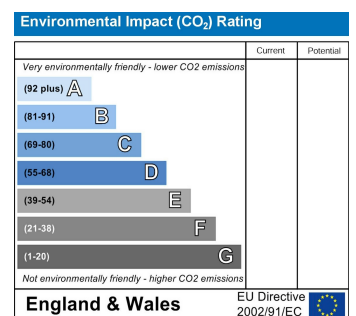
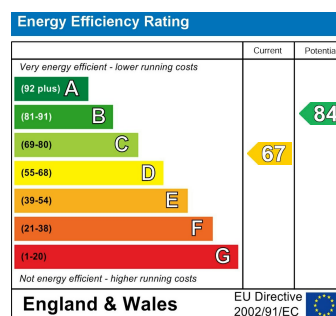
The vendor has advised the following:

Property Tenure is Freehold

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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