

HoldenCopley

PREPARE TO BE MOVED

Greenwood Road, Bakersfield, Nottinghamshire NG3 7EA

£270,000

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NEW BUILD SEMI-DETACHED HOUSE...

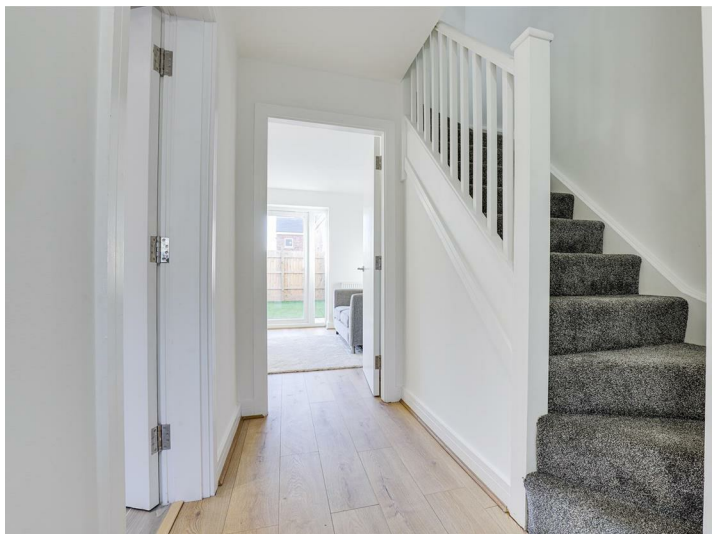
JANUARY INCENTIVE

All floor coverings and turf included

Open day Saturday 11th of January 1:00 PM - 3:00 PM

This modern three-bedroom semi-detached new-build offers an ideal setting for a range of buyers, from first-time homeowners to growing families. Nestled in a recently constructed development near scenic open fields and woodlands, the property combines the tranquility of nature with the convenience of nearby amenities, transport links, and excellent schools, all within easy reach of the City Centre. The ground floor features a welcoming entrance hall, a convenient W/C, a sleek, contemporary kitchen, and a bright, spacious living room perfect for relaxation and entertaining. The first floor hosts two well-proportioned bedrooms serviced by a family bathroom suite, while the upper floor boasts a generously sized double bedroom complete with an en-suite and handy eaves storage. Outside, the property offers off-road parking to the front and a private, fully enclosed rear garden with a patio and lawn, providing the perfect outdoor space for enjoying warm days and family gatherings.

MUST BE VIEWED





- Semi-Detached New Build House
- Three Good-Sized Bedrooms
- Modern Fitted Kitchen
- Spacious Living Room
- Ground Floor W/C
- Bathroom & En-Suite
- Private Rear Garden
- Off-Road Parking
- Popular Location
- New-Build Guarantee





GROUND FLOOR

Entrance Hall

6*9" max x 14*2" (2.08m max x 4.33m)

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

Kitchen

6*9" x 12*9" (2.06m x 3.91m)

The kitchen has a range of fitted handleless gloss base and wall units with wood-effect worktops, a composite sink and a half with a swan neck mixer tap and drainer, an integrated oven with an electric hob, extractor fan and splashback, space for a fridge freezer, space and plumbing for a washing machine, a radiator, recessed spotlights, and a UPVC double-glazed window to the front elevation.

W/C

3*1" x 5*11" (0.96m x 1.81m)

This space has a low level dual flush W/C, a pedestal wash basin, tiled splashback, a radiator, and a UPVC double-glazed obscure window to the front elevation.

Living Room

11*10" max x 14*0" (3.62m max x 4.29m)

The living room has wood-effect flooring, a TV point, two radiators, an in-built cupboard, full height UPVC double-glazed windows to the rear elevation, and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

3*8" x 9*6" min (1.12m x 2.92m min)

The landing has carpeted flooring, a radiator, and provides access to the first floor accommodation.

Bedroom Two

14*1" max x 12*10" (4.31m max x 3.93m)

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

Bedroom Three

7*3" x 13*4" (2.22m x 4.07m)

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

Bathroom

6*7" x 6*6" (2.01m x 1.99m)

The bathroom has a low level flush W/C, a pedestal wash basin, an *L* shaped bath with an overhead twin rainfall shower and a shower screen, partially tiled walls, tiled flooring, a chrome heated towel rail, an extractor fan, recessed spotlights, and a UPVC double-glazed obscure window to the front elevation.

SECOND FLOOR

Upper Landing

2*9" x 3*5" (0.85m x 1.05m)

The upper landing has carpeted flooring and provides access to the second floor accommodation.

Bedroom One

10*10" max x 10*11" (3.32m max x 3.34m)

The first bedroom has a skylight window, carpeted flooring, a radiator, a TV point, and access into the en-suite.

En-Suite

4*5" x 7*6" (1.35m x 2.30m)

The en-suite has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with a mains-fed shower and a bi-folding shower screen, partially tiled walls, tiled flooring, a chrome heated towel rail, an extractor fan, and recessed spotlights.

Eaves Storage

5*10" x 6*0" (1.79m x 1.85m)

This storage space has carpeted flooring.

OUTSIDE

To the front of the property is a double-width driveway and external lighting. To the rear of the property is a private enclosed garden with patio area, a lawn, and fence panelled boundaries.

ADDITIONAL INFORMATION

- Broadband – Openreach, Virgin Media
- Phone Signal – MOSTLY 4G / 5G COVERAGE
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Sewage – Mains Supply
- Flood Risk Area - Low risk for surface water / very low for rivers & the sea
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

Some of the images have been digitally enhanced or artistically rendered to serve as visual representations for marketing purposes.

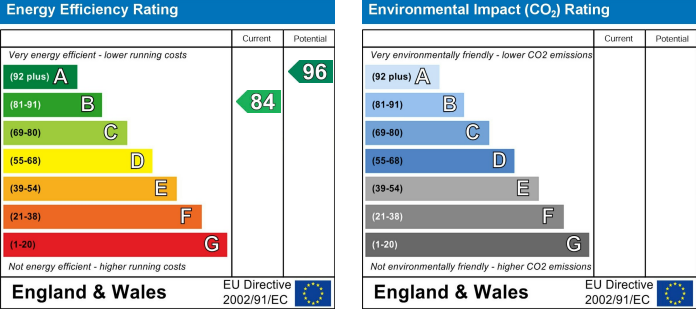
Council Tax Band Rating - Nottingham City Council - Band C
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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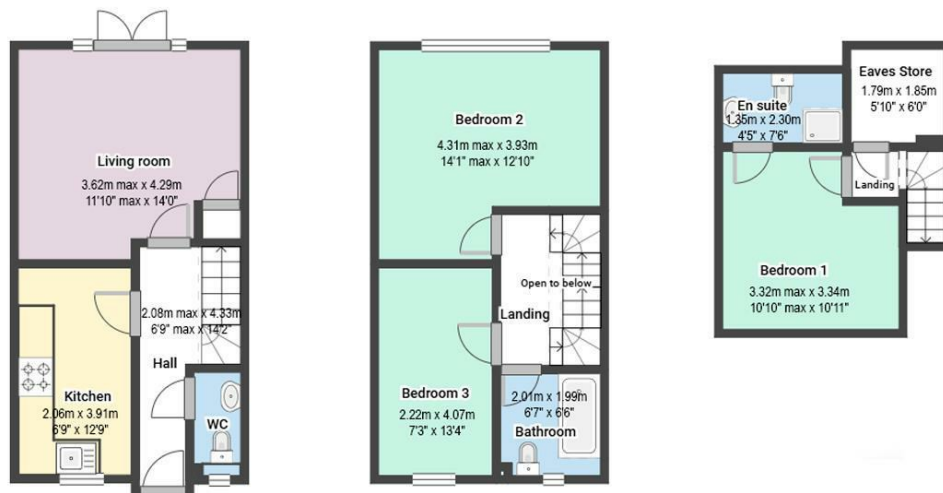
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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