

# HoldenCopley

PREPARE TO BE MOVED

Swains Avenue, Bakersfield, Nottinghamshire NG3 7AS

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Guide Price £270,000 - £280,000



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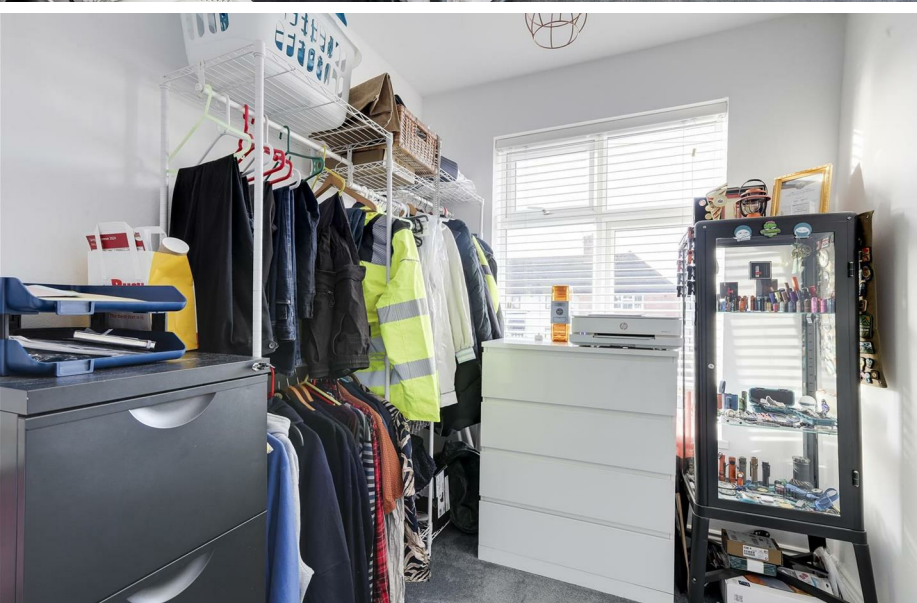
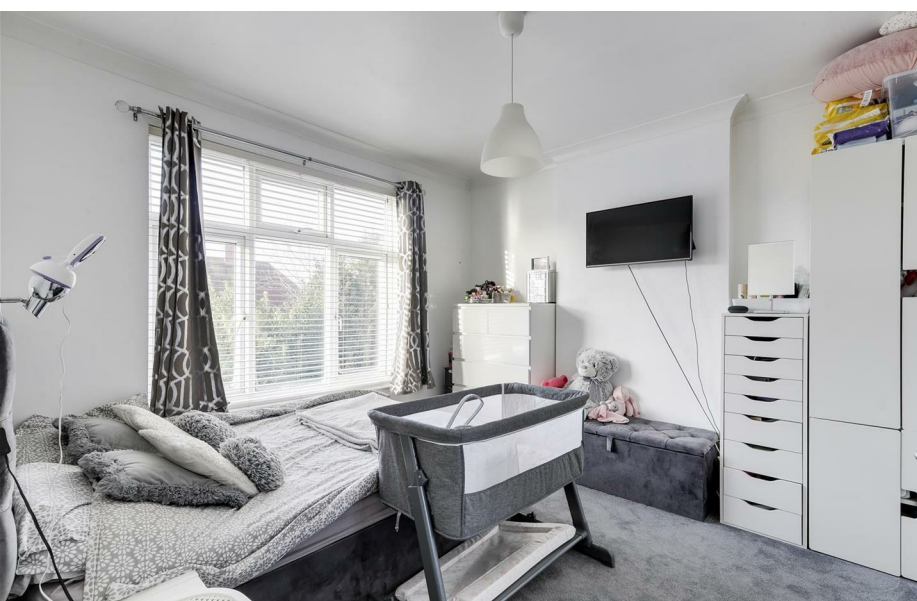
DETACHED FAMILY HOME...

This well-presented three-bedroom detached home offers spacious accommodation and is perfect for anyone looking to move straight in. The property is within close proximity to excellent transport links, a variety of local amenities, and great school catchments, making it an ideal choice for families and professionals alike. Upon entering, a porch leads into a hallway, setting the tone for the rest of the home. The square bay-fronted living room is a beautifully lit space, perfect for relaxing or entertaining guests. The modern kitchen is a standout feature, boasting solid wood worktops, integrated appliances, and a sleek Quartz sink, creating a stylish and functional cooking environment. Completing the ground floor is a separate utility room and a convenient W/C. The first floor hosts three well-proportioned bedrooms, each offering ample space. A modern shower room with high-quality fixtures adds a touch of luxury, while access to the loft provides additional storage potential. Externally, the property continues to impress. The front garden features mature trees, a new fence, and on-street parking is available. To the rear, the private north facing garden boasts a new fence, a patio area, and a versatile summer house, currently used as a craft room. Additional features include decorative slate chippings, a stunning pergola, raised planters, and an array of plants and mature shrubs. Further benefits include a newly fitted roof, adding to the home's appeal. With its exceptional presentation, generous living space, and fantastic outdoor setting, this home is a must-see.

MUST BE VIEWED







- Detached House
- Three Bedrooms
- Reception Room
- Modern Fitted Kitchen Diner
- Utility Room & W/C
- Stylish Shower Room
- Private North facing Rear Garden With Versatile Summer House
- New Roof & Front/Rear Fence
- Well Presented Throughout
- Must Be Viewed











## GROUND FLOOR

### Porch

5'8" x 2'5" (1.73 x 0.76)

The porch has a single UPVC door providing access into the accommodation.

### Hallway

11'3" x 6'0" (3.44 x 1.83)

The hallway has UPVC double-glazed obscure internal windows, a single composite door, vinyl flooring, carpeted stairs, under the stairs cupboards and a radiator.

### Living Room

13'0" x 11'5" (3.97 x 3.49)

The living room has a UPVC double-glazed square bay window to the front elevation, parquet laminate flooring, a radiator, a recessed chimney breast alcove and coving.

### Kitchen Diner

19'5" x 12'3" (5.93 x 3.75)

The kitchen diner has a range of matte handleless fitted base and wall units with African Teak solid wood worktops, an integrated double oven, fridge-freezer and dishwasher, a Quartz sink and a half with a drainer and a swan neck mixer tap, a gas hob, vinyl flooring, a radiator, partially tiled walls, recessed spotlights, a UPVC double-glazed window to the side elevation, a UPVC single door providing side access and UPVC double French doors providing access out to the garden.

### Utility Room

4'7" x 3'4" (1.40 x 1.03)

The utility room has fitted base and wall units with an African Teak solid wood worktop, space and plumbing for a washing machine, vinyl flooring and a UPVC double-glazed window to the side elevation.

### W/C

4'9" x 2'5" (1.47 x 0.76)

This space has a low level flush W/C, a wall-mounted wash basin with fitted storage, vinyl flooring and an extractor fan.

## FIRST FLOOR

### Landing

9'1" x 8'2" (2.77 x 2.50)

The landing has a UPVC double-glazed obscure window to the side elevation, carpeted flooring, access into the loft and provides access to the first floor accommodation.

### Master Bedroom

12'3" x 8'7" (3.75 x 2.64)

The master bedroom has a UPVC double-glazed window to the side elevation, carpeted flooring and a radiator.

### Bedroom Two

10'10" x 10'7" (3.32 x 3.25)

The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and coving.

### Bedroom Three

8'11" x 6'9" (2.72 x 2.08)

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

### Shower Room

6'10" x 5'10" (2.10 x 1.78)

The shower room has a low level flush W/C, a wall-mounted wash basin with fitted storage and LED lighting, a wall-mounted storage cabinet, a walk in shower enclosure with an electric shower, tiled flooring and walls, a heated towel rail, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

## OUTSIDE

## Front

To the front is on street parking, a garden with a fence panelled boundary and a single wooden gate providing access, mature trees, courtesy lighting and a single wooden gate providing rear access.

## Rear

To the rear is a private north facing garden with a fence panelled boundary, a patio, a summer house, slate chippings, a large pergola, raised planters, various plants and mature shrubs.

## 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 - 1800 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

Very 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 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.

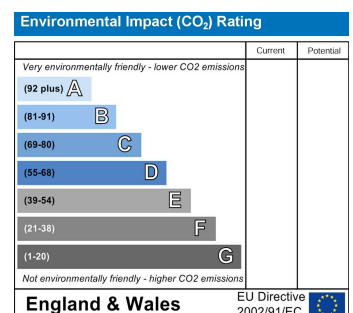
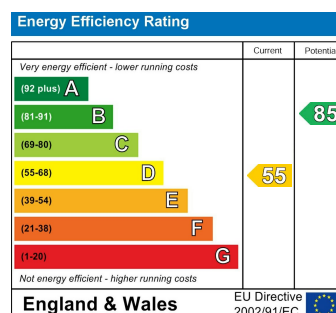
The vendor has advised the following:

Property Tenure is Freehold

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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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## 0115 7734300

906A Woodborough Road, Mapperley, Nottingham, NG3 5QR

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk

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