# Holden Copley PREPARE TO BE MOVED

Milford Drive, Bakersfield, Nottinghamshire NG3 7HE

Guide Price £270,000 - £300,000

Milford Drive, Bakersfield, Nottinghamshire NG3 7HE





# GUIDE PRICE: £270,000 - £290,000

# NO UPWARD CHAIN...

Offered to the market with no upward chain, this well-presented detached house boasts spacious accommodation and ample potential throughout, making it an ideal opportunity for those looking for a home to move straight into. Nestled in a sought-after location, the home benefits from close proximity to local amenities, excellent school catchments, and convenient transport links providing easy access to the City Centre. The ground floor comprises a porch leading into a welcoming hallway, a bright and airy living room with open access to the dining room—perfect for modern family living—and a fitted kitchen with direct access to a sheltered patio area or lean-to, offering additional outdoor versatility. Upstairs, three well-proportioned bedrooms all feature built-in furniture, providing ample storage, and are serviced by a bathroom with a separate WC. Externally, the property benefits from a driveway leading to a garage which can fit three cars, while the rear garden offers a private and peaceful outdoor space.

# MUST BE VIEWED











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- Detached House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Bathroom With Separate WC
- Ample Storage Space
- Rear Lean-To With Sheltered
   Patio Area
- Driveway & Detached Garage
- Popular Location
- Must Be Viewed









#### **GROUND FLOOR**

#### Porch

The porch has tiled flooring, UPVC double-glazed windows, and a single UPVC door providing access into the accommodation.

#### Entrance Hall

The entrance hall has tiled flooring, carpeted stairs, an in-built under stair cupboard, a radiator, a fitted base cupboard, a UPVC double-glazed obscure window to the front elevation, and a single UPVC door via the porch.

# Living Room

 $13^{\circ}1'' \times 11^{\circ}10'' (4.01m \times 3.61m)$ 

The living room has a single-glazed window to the front elevation, tile-effect flooring, a radiator, a TV point, a louis-style feature fireplace with a coal effect fire, and open access into the dining room.

# Dining Room

 $10^{\circ}10'' \times 10^{\circ}2'' (3.32m \times 3.11m)$ 

The dining room has tile-effect flooring, a radiator, and a sliding patio door opening out to the lean-to.

#### Kitchen

 $10^{\circ}9'' \times 7^{\circ}6'' (3.30m \times 2.3lm)$ 

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with taps and drainer, space for a cooker and a fridge freezer, space and plumbing for a dishwasher, tile-effect flooring, partially tiled walls, a radiator, an in-built pantry cupboard, single-glazed windows to the side and rear elevation, and a single door providing access to the garden.

# FIRST FLOOR

### Landing

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

# Bedroom One

 $12^{9}$ " ×  $10^{10}$ " (3.9lm × 3.3lm)

The first bedroom has a single-glazed window to the front elevation, carpeted flooring, a radiator, a grab handle, an in-built cupboard, and a range of fitted furniture including wardrobes and storage cupboards.

# Bedroom Two

 $II^5$ " ×  $I0^3$ " (3.50m × 3.14m)

The second bedroom has a single-glazed window to the rear elevation, carpeted flooring, a radiator, and a range of fitted furniture including wardrobes and storage cupboards.

### Bedroom Three

 $9^{5}$ " ×  $6^{1}$ " (2.88m × 2.12m)

The third bedroom has a single-glazed window to the front elevation, carpeted flooring, a radiator, an in-built cupboard, and a fitted wardrobe.

#### **Bathroom**

 $6^{\circ}$ l" ×  $4^{\circ}$ 8" (1.87m × 1.44m)

The bathroom has a pedestal wash basin, grab handles, a panelled bath with an overhead shower fixture and a handheld shower head, a radiator, vinyl flooring, fully tiled walls, and a UPVC double-glazed obscure window to the rear elevation.

# WC

This space has a low level flush WC, a vinyl flooring, fully tiled walls, and a UPVC double-glazed obscure window to the rear elevation.

# **OUTSIDE**

#### Front

To the front of the property is a driveway with double gated access to further off-road parking and a detached garage to the rear.

# Garage

26°3" × I2°3" (8.02m × 3.75m)

The garage has been fully updated to working with electricity and water, and insulated walls.

#### Rear

To the rear of the property is a private enclosed garden with a lean-to providing a sheltered patio area, courtesy lighting, an in-built storage area, a range of trees, plants and shrubs, a greenhouse, and access into the garage.

# ADDITIONAL INFORMATION

Broadband Networks - Virgin Media, Openreach

Broadband Speed - Ultrafast available - I800 Mbps (download) 220 Mbps (upload)

Phone Signal – Good 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 – No flooding in the past 5 years+

Flood Risk Area - Very low risk

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

# **DISCLAIMER**

Council Tax Band Rating - Nottingham City Council - Band C

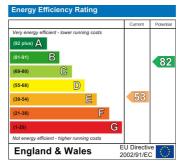
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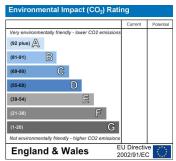
The vendor has advised the following: Property Tenure is Freehold

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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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