

HoldenCopley

PREPARE TO BE MOVED

Dovedale Road, Bakersfield, Nottinghamshire NG3 7GS

Guide Price £350,000

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GUIDE PRICE - £350,000 - £375,000

NO UPWARD CHAIN...

This well-proportioned five-bedroom detached property offers generous living space throughout and is ideal for family living. Offered with no upward chain, the home is conveniently located close to a range of local amenities including shops, schools, and excellent commuting links. The ground floor features three separate reception rooms, providing flexible space for living, dining, or working from home. A spacious kitchen diner offers the perfect hub for family meals and entertaining, while a four-piece bathroom suite adds convenience to the layout. Upstairs comprises two double bedrooms and three single bedrooms, along with a three-piece family bathroom. Externally, the property benefits from a driveway to the front providing off-road parking, while the rear features an enclosed garden with a patio seating area and a lawn, creating an ideal space for enjoying the outdoors.

MUST BE VIEWED!





- Detached House
- Five Bedrooms
- Three Reception Rooms
- Fitted Kitchen Diner
- Two Bathrooms
- Driveway
- Enclosed Rear Garden
- No Upward Chain
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Entrance Hall

13'1" max x 6'6" (3.99m max x 2.00m)
The entrance hall has laminate wood-effect flooring, carpeted stairs, a radiator, a dado rail, an in-built storage cupboard, a UPVC double-glazed obscure window to the front elevation and a single composite door providing access into the accommodation.

Sitting Room

11'11" into bay x 11'10" (3.64m into bay x 3.63m)
The sitting room has laminate wood-effect flooring, a radiator, a dado rail, an internal window and a UPVC double-glazed bay window to the front elevation.

Living Room

21'7" x 10'11" (6.60m x 3.34m)
The living room has laminate wood-effect flooring, a radiator, ceiling coving, a feature fireplace and a double French doors opening out to the rear garden.

Kitchen Diner

15'8" x 12'6" (4.79m x 3.82m)
The kitchen diner has a range of fitted base and wall units with a sink with a double drainer and a mixer tap, space for a washing machine, tumble dryer and cooker, partially tiled walls, a wall-mounted boiler, a radiators, wood-effect flooring, two UPVC double-glazed windows to the rear elevation and a single UPVC door providing access to the rear garden,

Bathroom

12'0" x 6'7" (3.68m x 2.01m)
The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath, a shower enclosure with an electric shower fixture, partially tiled walls, a radiator, laminate wood-effect flooring and a UPVC double-glazed obscure window to the side elevation.

Reception Room

12'11" x 7'3" (3.94m x 2.22m)
The reception room has carpeted flooring, a radiator, ceiling coving, a dado rail and a UPVC double-glazed window to the front elevation.

FIRST FLOOR

Landing

15'11" approx x 6'3" (4.86m approx x 1.91m)
The landing has carpeted flooring, a picture rail and access to the first floor accommodation.

Master Bedroom

12'6" into bay x 11'0" (3.82m into bay x 3.37m)
The main bedroom has carpeted flooring, a radiator, a picture rail and a UPVC double-glazed bay window to the front elevation.

Bedroom Two

11'0" x 13'6" (3.35m x 4.11m)
The second bedroom has carpeted flooring, a radiator, a picture rail and a UPVC double-glazed window to the rear elevation.

Bedroom Three

7'0" x 7'3" (2.13m x 2.21m)
The third bedroom has carpeted flooring, a picture rail and a UPVC double-glazed window to the front elevation.

Bedroom Four

9'1" x 7'3" (2.77m x 2.21m)
The fourth bedroom has carpeted flooring, a radiator and a UPVC double-glazed window to the rear elevation.

Bedroom Five

9'0" x 7'0" (2.75m x 2.14m)
The fifth bedroom has carpeted flooring, a radiator and a UPVC double-glazed window to the front elevation.

Bathroom

9'2" x 7'6" (2.81m x 2.29m)
The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath, a radiator, partially tiled walls, a fitted storage cupboard, vinyl flooring and a single-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking, an EV charging point, gated access to the rear garden, a hedge border and brick-wall boundaries.

Rear

To the rear of the property is an enclosed garden with a concrete patio area, a lawn, a shed and fence panelling boundaries.

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 Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps
- Phone Signal – Good coverage of Voice, 4G & 5G
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Flood Defenses – No
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band C

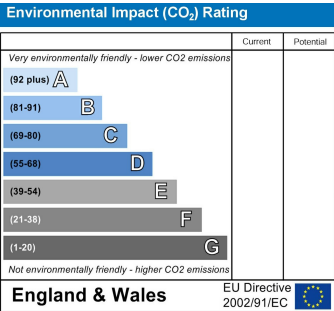
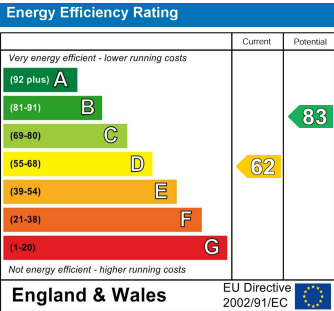
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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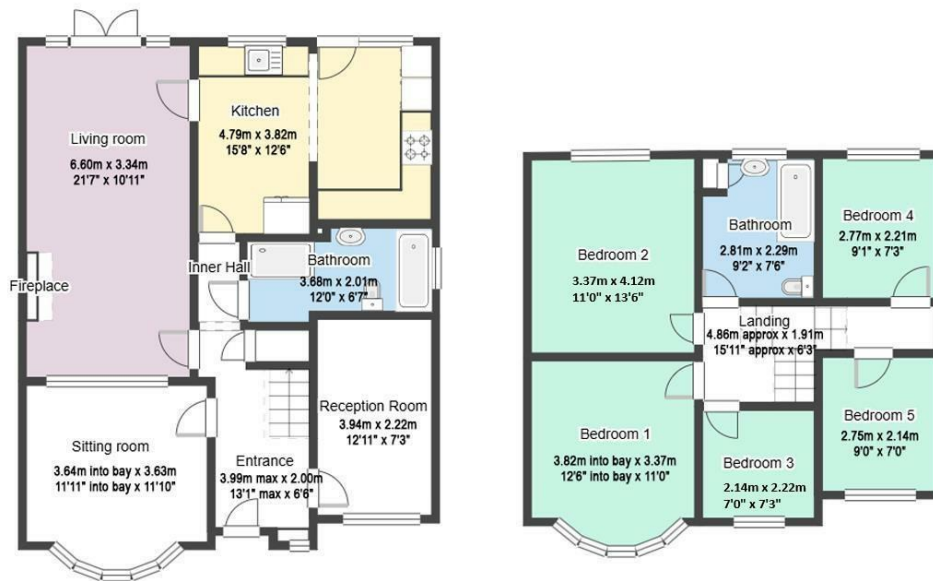
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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