

HoldenCopley

PREPARE TO BE MOVED

Eastdale Road, Bakersfield, Nottinghamshire NG3 7GX

Guide Price £300,000

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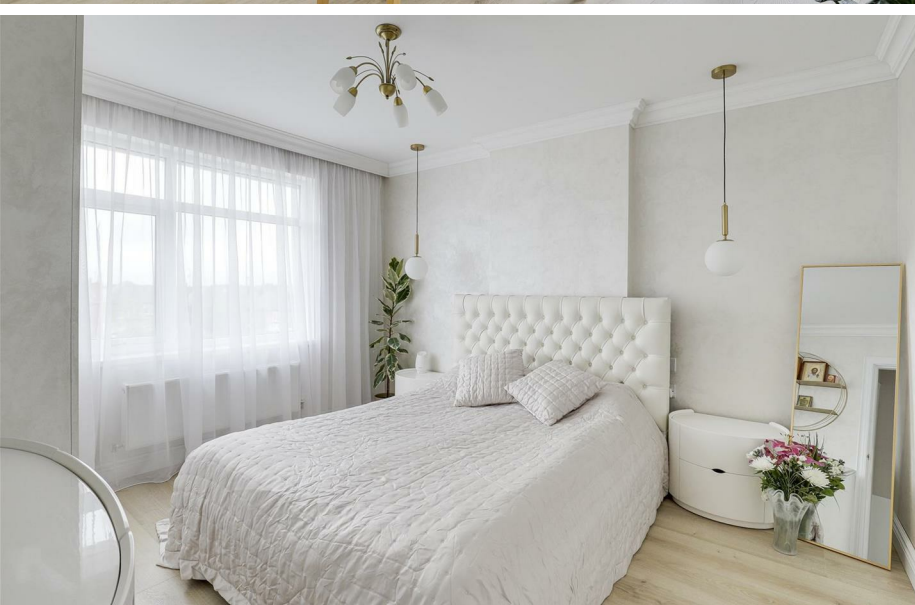
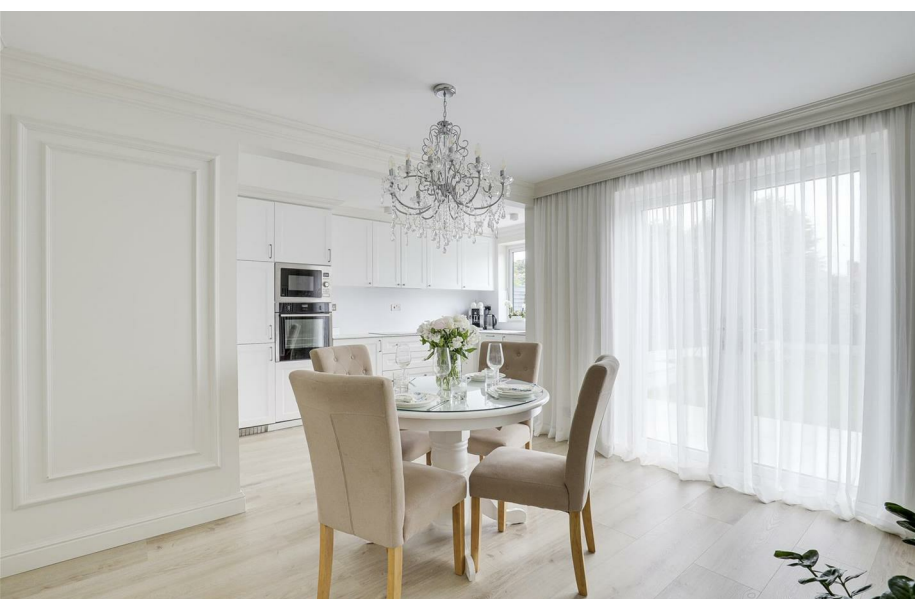
GUIDE PRICE: £300,000 - £325,000

FULLY RENOVATED BEAUTIFULLY FAMILY HOME...

This beautifully renovated three-bedroom detached home offers contemporary living throughout and has been finished to a high standard. Situated in a popular residential area, the property is within easy reach of local shops, schools, and excellent transport links. The ground floor welcomes you with a bright entrance hall leading into a bay-fronted reception room, perfect for relaxing. At the heart of the home is a stunning kitchen diner, featuring a sleek modern kitchen with a range of integrated appliances, ideal for everything from everyday meals to entertaining guests. Upstairs, there are two spacious double bedrooms and a single bedroom, all complemented by a luxurious four-piece family bathroom. The bathroom is finished to a high standard, complete with a freestanding bath and a stylish walk-in shower. Outside, the property benefits from a driveway providing off-road parking to the front. The rear garden has been landscaped for both enjoyment and ease of maintenance, offering a paved patio seating area and a lawn, ideal for enjoying the outdoors.

MUST BE VIEWED!





- Detached House
- Three Bedrooms
- Bay-Fronted Reception Room
- Elegant Kitchen Diner
- Contemporary Four-Piece Bathroom Suite
- Driveway
- Landscaped Rear Garden
- Beautifully-Presented Throughout
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

14'11" x 6'11" (4.56m x 2.11m)

The entrance hall has laminate wood-effect flooring, carpeted stairs, a column radiator, ceiling coving, partially panelled walls, three in-built storage cupboards and a single UPVC door providing access into the accommodation.

Living Room

12'9" x 11'1" (3.89m x 3.39m)

The living room has laminate wood-effect flooring, a radiator, ceiling coving, partially panelled walls and a UPVC double-glazed bay window to the front elevation.

Dining Area

12'4" x 11'1" (3.78m x 3.38m)

The dining area has laminate wood-effect flooring, two vertical column radiators, ceiling coving, feature panelled walls, open-plan to the kitchen and double French doors opening out to the rear garden.

Kitchen

13'0" x 6'10" (3.98m x 2.10m)

The kitchen has a range of fitted base and wall units with composite worktops, a stainless steel sink with a swan neck mixer tap, an integrated oven, hob, microwave, extractor fan, dishwasher & fridge freezer, laminate wood-effect flooring and a UPVC double-glazed window to the rear elevation.

FIRST FLOOR

Landing

7'9" x 6'11" (2.38m x 2.12m)

The landing has laminate wood-effect flooring, ceiling coving, partially panelled walls, a UPVC double-glazed window to the side elevation and access to the first floor accommodation. There is access to the boarded loft via a drop-down ladder. The loft also benefits from courtesy lighting and a window.

Master Bedroom

12'5" x 11'1" (3.80m x 3.38m)

The main bedroom has laminate wood-effect flooring, a radiator, ceiling coving, in-built fitted wardrobes and a UPVC double-glazed window to the rear elevation.

Bedroom Two

13'0" x 11'1" (3.98m x 3.38m)

The second bedroom has laminate wood-effect flooring, a radiator, ceiling coving, a feature panelled wall and a UPVC double-glazed bay window to the front elevation.

Bedroom Three

8'10" x 7'4" (2.70m x 2.26m)

The third bedroom has laminate wood-effect flooring, a radiator, ceiling coving, a feature panelled wall and a UPVC double-glazed window to the front elevation.

Bathroom

8'3" x 6'11" (2.52m x 2.11m)

The bathroom has concealed low level dual flush W/C, a vanity storage unit with a counter top wash basin, a freestanding bath with taps, a walk-in shower with an overhead rainfall shower and a hand held shower fixture, a shower niche, a heated towel rail, recessed spotlights, tiled flooring and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a block-paved driveway providing off-road parking, courtesy lighting and gated access to the rear garden.

Rear

To the rear is a landscaped garden with a paved patio seting area, a lawn, raised beds, courtesy lighting 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 & some coverage of 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

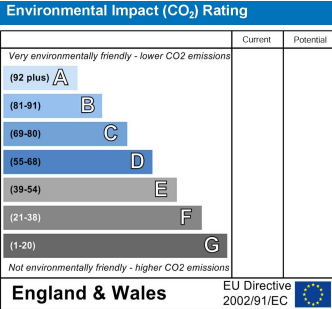
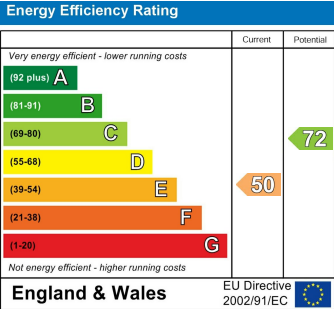
Council Tax Band Rating - Nottingham City Council - Band C
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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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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