

HoldenCopley

PREPARE TO BE MOVED

Dovedale Road, Bakersfield, Nottinghamshire NG3 7GS

£250,000

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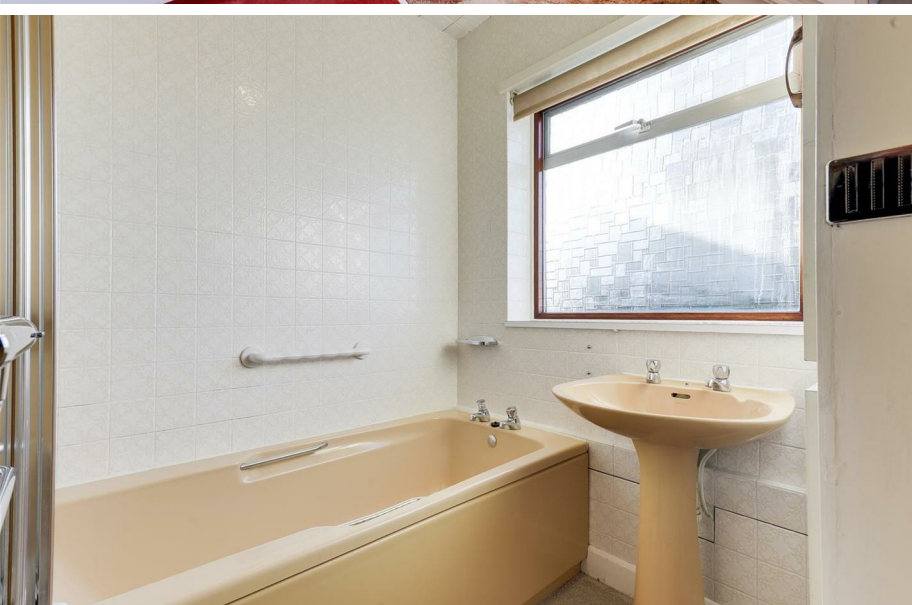


NO UPWARD CHAIN...

Nestled in the ever-popular area of Bakersfield, this charming three-bedroom semi-detached home offers spacious accommodation and versatile living areas - perfect for a growing family or anyone looking to put their own stamp on a substantial home. Close to a range of local amenities, excellent transport links and well-regarded schools, this property would make an ideal purchase for buyers seeking convenience without compromising on space. Internally, the ground floor comprises an inviting entrance hall, a bay-fronted dining room, and a cosy living room featuring a delightful fireplace, creating the perfect spot to unwind. The property also benefits from a fitted kitchen, a bright and airy conservatory, and an additional lean-to - offering fantastic flexibility for storage or further potential. To the first floor are three well-proportioned bedrooms, including two generous doubles with attractive bay and garden views, along with a separate bathroom and W/C. Outside, this home offers a gated driveway providing off-street parking, while the private enclosed rear garden boasts a lawn, mature greenery and a useful shed - an ideal setting for outdoor entertaining or quiet relaxation.

MUST BE VIEWED





- Semi-Detached House
- Three-Well Proportioned Bedrooms
- Bay Fronted Dining Room
- Living Room With Feature Fireplace
- Fitted Kitchen
- Conservatory & Lean To
- Separate Bathroom & W/C
- Off-Street Parking With Gates
- Private Enclosed Garden With Ample Greenery
- Must Be Viewed





GROUND FLOOR

Porch

3’0" × 1’3" (0.93 × 0.40)

The porch has exposed brick walls, and wood-framed double French doors leading into the accommodation.

Entrance Hall

13’3" × 6’7" (4.06 × 2.03)

The entrance hall has carpeted flooring and stairs, a pantry, a radiator, a single-glazed obscure window to the front elevation, and a single door providing access via the porch.

Dining Room

12’10" × 11’2" (3.92 × 3.41)

The dining room has carpeted flooring, a radiator, a wooden single-glazed bay window to the front elevation, and open access to the living room.

Living Room

11’2" × 11’1" (3.41 × 3.39)

The living room has carpeted flooring, a gas fireplace with a decorative surround and a hearth, a radiator, an internal window, and sliding patio doors leading to the conservatory.

Conservatory

16’3" × 8’1" (4.96 × 2.48)

The conservatory has tiled flooring, exposed brick walls, a radiator, aluminium windows to the side and rear elevations, large double sliding patio doors leading out to the rear garden, access to the lean to, and a polycarbonate roof.

Lean-to

13’5" × 8’0" (4.10 × 2.44)

The lean-to has exposed brick and wood panelled walls, a polycarbonate roof, a wooden door to the front of the property, and a wooden door leading out to the rear garden.

Kitchen

9’1" × 6’7" (2.77 × 2.02)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a sink and a half with a mixer tap, a water filter tap and a drainer, an integrated oven, dishwasher and fridge, a hob with a concealed extractor fan, tiled flooring with underfloor heating, tiled walls, a wall-mounted boiler, a wooden single-glazed window to the side elevation, a wooden single-glazed window to the rear elevation, a ceiling rose, and a wooden door leading into the conservatory.

FIRST FLOOR

Landing

9’4" × 3’9" (2.87 × 1.16)

The landing has carpeted flooring, a wooden single-glazed obscure window to the side elevation, access to the loft, and access to the first floor accommodation.

Master Bedroom

12’9" × 11’1" (3.91 × 3.40)

The main bedroom has carpeted flooring, a radiator, coving to the ceiling, and a wooden single-glazed window to the rear elevation.

Bedroom Two

12’5" × 11’1" (3.80 × 3.40)

The second bedroom has carpeted flooring, a radiator, a range of fitted furniture including a wardrobe, cupboards, and a vanity, and a wooden single-glazed bay window to the front elevation.

Bedroom Three

7’4" × 6’7" (2.24 × 2.03)

The third bedroom has carpeted flooring, a radiator, a range of fitted furniture, and a wood-framed double-glazed window to the front elevation.

Bathroom

6’7" × 5’7" (2.01 × 1.72)

The bathroom has a pedestal wash basin, a panelled bath with a wall-mounted handheld shower fixture and a bi-fold shower screen, carpeted flooring, tiled walls, a built-in storage cupboard, and a wood-framed obscure window to the rear elevation.

W/C

3’10" × 2’4" (1.17 × 0.73)

This space has a low level flush W/C, carpeted flooring and a wooden single-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a gated driveway providing off-street parking, access to the lean-to, a planted area, and boundaries made up of hedges and fence panelling.

Rear

To the rear of the property is a private enclosed garden with a lawn, ample greenery, a shed, and hedged boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220

Mbps (Highest available upload speed)

Phone Signal – All 4G and some 5G

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 B

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.

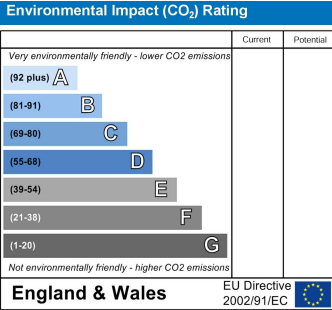
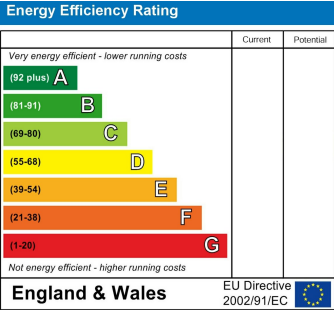
The vendor has advised the following:

Property Tenure is freehold.

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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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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