



48 Bakerdale Road, Bakersfield, NG3 7GH

£280,000





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- Three bedrooms
- Lounge & bay fronted dining room
- Hall with downstairs toilet
- Centrally heated conservatory
- Beautiful rear garden
- Useful basement room

A very well-maintained traditional semi-detached house with three bedrooms, downstairs toilet, integral garage with adjoining useful basement room and a large fully glazed centrally heated conservatory leading out to the beautiful rear garden!

£280,000



Overview

The property has been very well maintained and retains some original features including picture rails, exposed floor boards, front door with stained glass windows and internal doors with Bakelite door handles. There's also UPVC double glazing and gas central heating. The main accommodation consists of an entrance porch and hallway with access down to the basement room which has been used as office space and has a connecting door to the garage. Downstairs toilet, bay-fronted dining room and a separate rear lounge with coal effect gas fire. The kitchen leads through to the full-width, fully glazed UPVC centrally heated conservatory, with double doors leading out to the rear patio and garden. Upstairs there are three bedrooms and a bathroom with Jacuzzi bath.

Entrance Porch

With UPVC double-glazed double doors and an original secondary door with stained glass windows through to the hallway.

Hallway

With stairs to the first-floor landing, door and stairs leading down to the basement room, exposed original floorboards, picture rail and doors to both reception rooms and kitchen.

Downstairs Toilet

With half tiled walls, dual flush toilet, washbasin and UPVC double glazed side window.



Dining Room

Original ceramic tiled fireplace and hearth, UPVC double-glazed bay window, radiator and picture rail.

Lounge

Feature stone style fireplace and hearth with living flame coal effect gas fire. Radiator, picture rail and UPVC double glazed rear window looking through to the conservatory.

Kitchen

A range of wall and base units with marble effect worktops and an inset stainless steel sink unit and drainer. Electric cooker point, plumbing for washing machine, tiled splashback, UPVC double glazed side window and door through to the conservatory.

Conservatory

Being brick built with UPVC double glazed windows and double glazed roof with fitted blinds. Fitted base units with wood effect worktops, radiator, four wall light points, power points and double doors leading out to the patio.

First Floor Landing

UPVC double glazed side window and separate toilet with dual flush toilet, UPVC double glazed side window and Worcester Bosch combination boiler installed in 2018.

Bedroom 1

Built-in double wardrobes either side of the bed space with overhead storage. Picture rail, radiator and UPVC double glazed window.

Bedroom 2

UPVC double-glazed bay window to the front, radiator and picture rail.

Bedroom 3

UPVC double glazed front window and radiator.

Bathroom

Consisting of a Jacuzzi bath with folding screen, full height tiling and electric shower. Pedestal washbasin with tiled surround, tiled floor, radiator, airing cupboard housing the hot water cylinder and UPVC double glazed rear window.

Outside

To the front, a driveway provides off-street parking with double doors into the garage. Steps with mature borders leading up to the front door with side gated access. The garage has lighting and a connecting door to the basement room. The basement room has light and power, houses the RCD board and electric meter with stairs leading up to the hallway. To the rear is a full-width patio with a small lawn, mature rockery and pond with a variety of shrubs and seasonal bedding plants. Halogen security light, outside tap to the side and from the patio, steps and path leading up to the main lawn with decking, greenhouse, established shaped borders and large vegetable plot, beyond which is a mature apple tree and further concealed seating area enclosed with a fenced perimeter.

Material Information







TENURE: Freehold
COUNCIL TAX: Gedling Borough Council - B
PROPERTY CONSTRUCTION: Solid Brick
ANY RIGHTS OF WAY AFFECTING PROPERTY: No
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: No
FLOOD RISK: Low
ASBESTOS PRESENT:
ANY KNOWN EXTERNAL FACTORS: No
LOCATION OF BOILER: Upstairs toilet
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER:
MAINS ELECTRICITY PROVIDER:
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER:
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.
ELECTRIC CAR CHARGING POINT: not available.
ACCESS AND SAFETY INFORMATION: Steps up to the front door. Level rear access with steps up to the garden







This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Please contact us on 0115 953 6644 should you wish to arrange to view this property or if you require any further information.

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