

HoldenCopley

PREPARE TO BE MOVED

Dovedale Road, Bakersfield, Nottinghamshire NG3 7GS

£250,000

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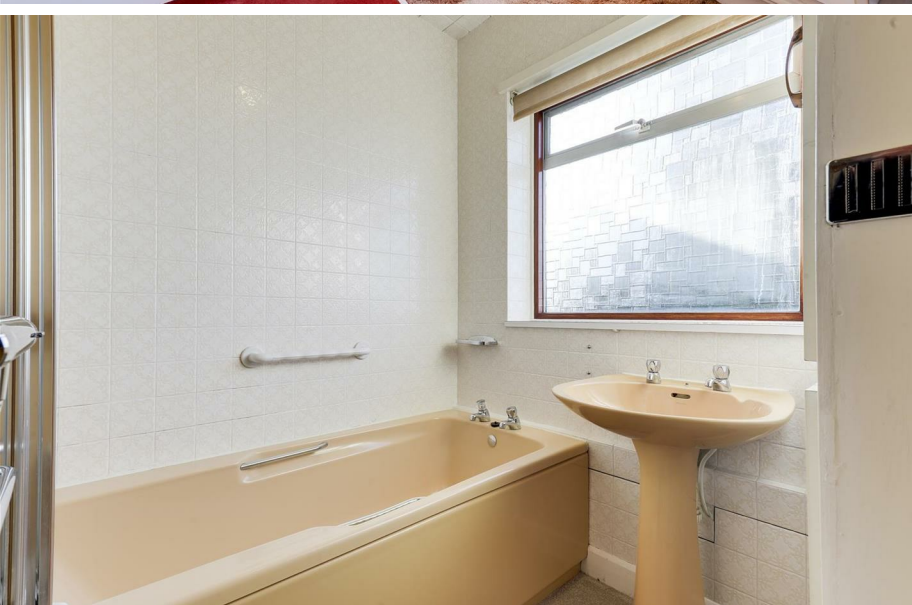


NO UPWARD CHAIN...

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" x 1'3" (0.93 x 0.40)

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

Entrance Hall

13'3" x 6'7" (4.06 x 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" x 11'2" (3.92 x 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" x 11'1" (3.41 x 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" x 8'1" (4.96 x 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" x 8'0" (4.10 x 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" x 6'7" (2.77 x 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" x 3'9" (2.87 x 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" x 11'1" (3.91 x 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" x 11'1" (3.80 x 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" x 6'7" (2.24 x 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" x 5'7" (2.01 x 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" x 2'4" (1.17 x 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

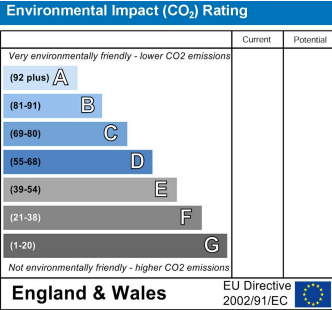
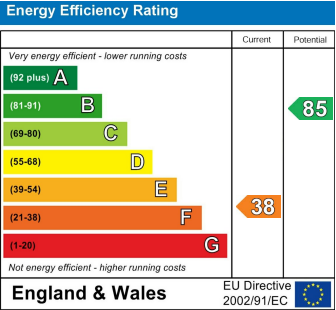
The vendor has advised the following:

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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