

HoldenCopley

PREPARE TO BE MOVED

Eastdale Road, Bakersfield, Nottinghamshire NG3 7GE

£395,000

Eastdale Road, Bakersfield, Nottinghamshire NG3 7GE



WELL PRESENTED THROUGHOUT

A fantastic opportunity to purchase this substantially extended, bay fronted detached house, situated in a popular location just a short walk to Carlton Hill as well as excellent schools and transport links into the city centre. Not only does the property offer an abundance of space throughout but it is also well presented and ready for a family to move straight in! On the ground floor there are two reception rooms, a large modern kitchen diner with separate utility and laundry rooms, a W/C and an integrated garage.

The first floor carries five bedrooms serviced by the bathroom and an en-suite to the master.

Outside to the front is ample off road parking for multiple vehicles and to the rear is a generous sized private garden - perfect for entertaining in the summer!

MUST BE VIEWED





- Detached House
- Five Bedrooms
- Modern Kitchen Diner
- Separate Utility & Laundry Rooms
- Two Reception Rooms
- Bathroom & En-Suite
- Well Maintained Garden
- Driveway & Integrated Garage
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has a UPVC double glazed frosted glass window, a radiator, wood effect flooring, an under stair storage cupboard, spotlights on the ceiling and provides access into the accommodation

Living Room

18'7" x 11'10" (5.68 x 3.62)
The living room has a UPVC double glazed bay window, a radiator, wood effect flooring, an aerial point and a mantelpiece

W/C

This space has a low level flush WC, a hand wash basin, a heated towel rail and spotlights on the ceiling

Laundry Room

5'4" x 4'0" (1.65 x 1.24)
This area has space and plumbing for a washing machine, a wall mounted boiler and spotlights on the ceiling

Kitchen / Diner

23'6" x 22'5" (7.18 x 6.85)
The kitchen has a range of base and wall units with work tops and a breakfast bar, a sink and a half with mixer taps and drainer, an integrated oven, a gas hob with extractor fan and stainless steel splash back, an integrated dishwasher, plinth lighting, space for a fridge freezer and spotlights on the ceiling.
The dining area has a radiator, spotlights on the ceiling, three UPVC Velux windows and UPVC bi fold doors that lead out to the garden

Dining Room

16'9" x 9'9" (5.12 x 2.99)
The dining room has a UPVC double glazed window, a radiator, spotlights on the ceiling and wood effect flooring

Utility Room

9'10" x 5'4" (3.00 x 1.64)
The utility room has a worktop, space for under counter goods, a radiator and a UPVC double glazed window

Garage

18'6" x 12'10" (5.64 x 3.93)
The garage has electricity and a crocodile door

FIRST FLOOR

Landing

The landing has a loft hatch, spotlights on the ceiling, a wall heater, a radiator, a UPVC double glazed window and provides access to the first floor accommodation

Master Bedroom

18'10" x 12'11" (5.76 x 3.94)
The main bedroom has a UPVC double glazed bay window, a radiator, spotlights on the ceiling, a walk in wardrobe and access to the en-suite

En-Suite

7'9" x 5'5" (2.38 x 1.66)
The en-suite has a low level flush WC, a hand wash basin, a walk in shower cubicle, a chrome heated towel rail, spotlights on the ceiling and a UPVC double glazed window

Bedroom Two

18'6" x 11'10" (5.66 x 3.63)
The second bedroom has a UPVC double glazed bay window, a radiator and spotlights on the ceiling

Bedroom Three

12'11" x 8'3" (3.95 x 2.54)
The third bedroom has a UPVC double glazed window, a radiator and spotlights on the ceiling

Bedroom Four

10'9" x 8'3" (3.30 x 2.54)
The fourth bedroom has a UPVC double glazed window, a radiator and spotlights on the ceiling

Bedroom Five

7'9" x 5'0" (2.37 x 1.54)
The fifth bedroom has a UPVC double glazed window, a radiator and spotlights on the ceiling

Bathroom

9'4" x 8'3" (2.86 x 2.54)
The bathroom has a low level flush WC, a hand wash basin with storage, a bath with an overhead shower and a glass panel shower screen, a chrome heated towel rail, spotlights on the ceiling and a UPVC double glazed window

OUTSIDE

Front

To the front of the property is a block paved driveway with access to the garage

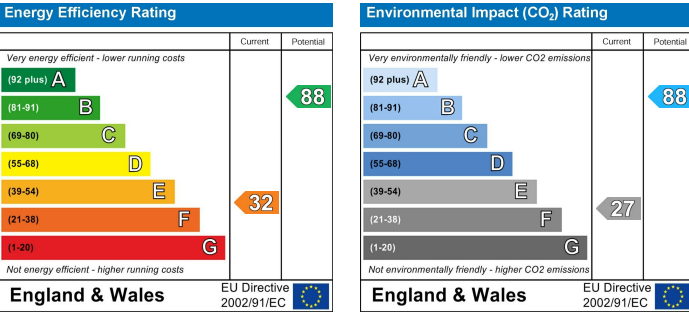
Rear

To the rear of the property is a private enclosed garden with a block paved seating area, a lawn, a summer house, a green house and a range of plants and shrubs

DISCLAIMER

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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 license 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.



Eastdale Road, Bakersfield, Nottinghamshire NG3 7GE



0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

sales@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.