

# HoldenCopley

PREPARE TO BE MOVED

Broadleaf Drive, Bakersfield, Nottinghamshire NG3 7BR

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Offers Over £250,000

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## NEW BUILD DETACHED HOUSE...

This contemporary three-bedroom semi-detached new-build presents an excellent opportunity for a variety of buyers looking to move straight in. Located on a recently developed plot, the property benefits from close proximity to a range of local amenities, superb transport links, and great schools—all within easy reach of the City Centre. The ground floor comprises an entrance hall, a convenient W/C, a stylish modern kitchen, and a bright, spacious living room with double French doors, ideal for both everyday living and entertaining. On the first floor, there are two well-proportioned bedrooms served by a modern family bathroom, while the top floor features a generously sized double bedroom complete with an en-suite and a built-in storage cupboard. Externally, the property benefits from off-road parking to the front and a private, south-west facing rear garden with a lawn and patio area—perfect for outdoor relaxation and family gatherings.

MUST BE VIEWED





- New Build Detached House
- Three Bedrooms
- Modern Fitted Kitchen
- Spacious Reception Room With French Doors
- Ground Floor W/C
- Three Piece Bathroom Suite & En-Suite
- Off-Road Parking
- Private South-West Facing Garden
- No Upward Chain
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

14'2" x 3'10" (4.32m x 1.18m)

The entrance hall has a radiator and a single composite door providing access into the accommodation.

### W/C

3'2" x 6'5" (0.97m x 1.96m)

This space has a low level flush W/C, a pedestal wash basin with a tiled splashback, a radiator and a UPVC double-glazed obscure window to the front elevation.

### Kitchen

12'4" x 6'7" (3.78m x 2.03m)

The kitchen has a range of fitted base and wall units with worktops, an integrated oven, a hob with an extractor hood, a stainless steel sink with a drainer and a swan neck mixer tap, space and plumbing for a washing machine, space for a fridge-freezer, a radiator, recessed spotlights and a UPVC double-glazed window to the front elevation.

### Living Room

14'0" x 13'8" (4.28m x 4.18m)

The living room has a built-in cupboard, a radiator and UPVC double French doors providing access out to the garden.

## FIRST FLOOR

### Landing

3'1" x 9'7" (0.94m x 2.92m)

The landing has a radiator and provides access to the first floor accommodation.

### Master Bedroom

14'0" x 13'4" (4.27m x 4.08m)

The main bedroom has a UPVC double-glazed window to the rear elevation and a radiator.

### Bedroom Two

7'1" x 12'8" (2.17m x 3.88m)

The second bedroom has a UPVC double-glazed window to the front elevation and a radiator.

### Bathroom

6'5" x 6'5" (1.96m x 1.96m)

The bathroom has a low level flush W/C, a pedestal wash basin with a tiled splashback, a fitted panelled bath with a mains-fed over the head rainfall shower, a hand-held shower and a glass shower screen, waterproof wall panels, a chrome heated towel rail, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the front elevation.

## SECOND FLOOR

### Landing

3'8" x 4'0" (1.12m x 1.24m)

The landing provides access to the second floor accommodation.

### Bedroom Three

10'3" x 11'0" (3.13m x 3.37m)

The third bedroom has a velux window to the front elevation, a radiator and access into the en-suite.

### En-Suite

5'2" x 7'3" (1.58m x 2.21m)

The en-suite has a low level flush W/C, a pedestal wash basin with a tiled splashback, a fitted shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, a chrome heated towel rail, waterproof wall panels, recessed spotlights and an extractor fan.

### Cupboard

4'1" x 6'4" (1.26m x 1.95m)

The cupboard has lighting and storage space.

## OUTSIDE

### Front

To the front is a driveway providing off-road parking.

### Rear

To the rear is a private south-west facing garden with a fence panelled boundary, a patio, a lawn and a single wooden gate.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Unavailable

Phone Signal – 3G, 4G & 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

Access road made up and adopted? 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

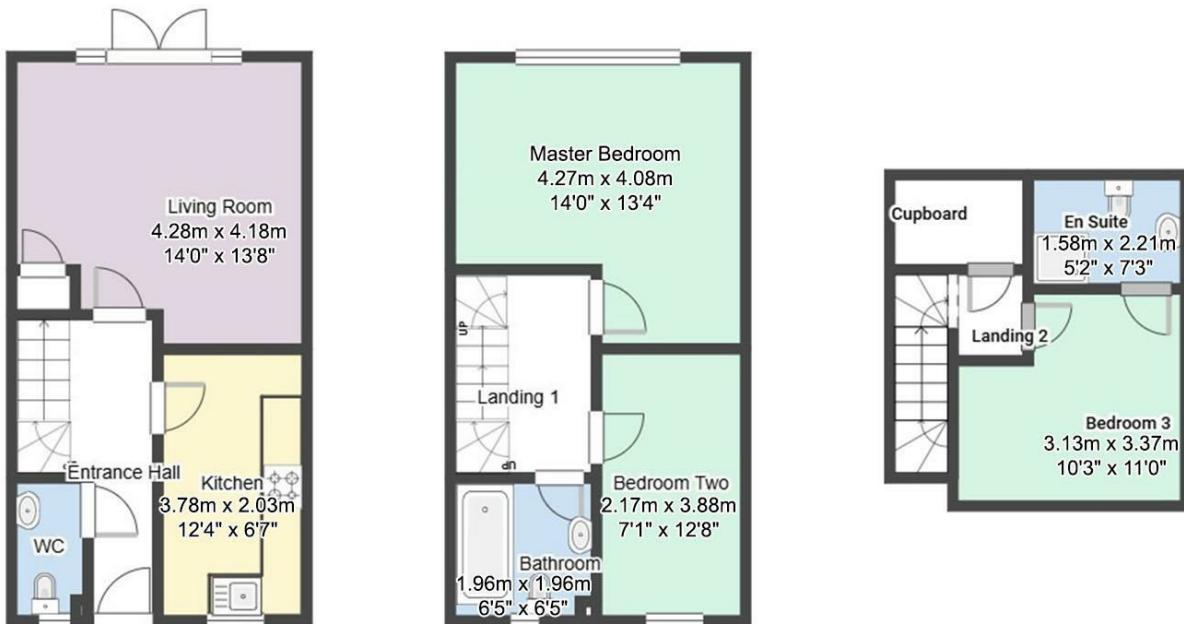
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to 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.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		95
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC	○	○
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
England & Wales	EU Directive 2002/91/EC	○	○

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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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