

# HoldenCopley

PREPARE TO BE MOVED

Bromfield Close, Bakersfield, Nottinghamshire NG3 7HH

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Guide Price £350,000



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GUIDE PRICE: £350,000 - £370,000

### SPACIOUS FAMILY HOME...

This detached property would be an ideal purchase for any family buyers looking to upsize into their forever home as the property offers spacious accommodation including five bedrooms, providing ample accommodation, the property also benefits from being neutrally decorated allowing the new owners to drop off their bags and move straight in. Situated in the popular location of Bakersfield, which is host to a range of local amenities such as shops, eateries and excellent transport links into Nottingham City Centre. To the ground floor of the property is an entrance hall, a spacious family room, an additional living room, a modern kitchen, a ground floor WC as well as the fifth bedroom serviced by a shower room en-suite. To the first floor of the property are four bedrooms serviced by a three piece bathroom suite. The property also benefits from a fully boarded loft accessible via a drop down ladder providing potential for a loft conversion. Outside to the front of the property is a driveway to provide ample off road parking, to the rear of the property is a private enclosed garden with a lawn.

### LOTS OF POTENTIAL







- Detached Family Home
- Five Bedrooms
- Two Reception Rooms
- Two Bathrooms & Ground Floor WC
- Modern Kitchen
- Private Rear Garden
- Ample Off Road Parking
- Close To Local Amenities
- Double Glazing & Central Heating Throughout
- Must Be Viewed











GROUND FLOOR

Front Porch

6'2" x 8'2" (1.9 x 2.5)

The front porch has laminate flooring, a range of UPVC double glazed windows to the side and front elevations and a polycarbonate roof

Hall

8'2" x 7'2" (2.5 x 2.2)

The entrance hall has wooden flooring, a radiator, an in-built under stairs cupboard, carpeted stairs and a UPVC door providing access into the accommodation

Living Room

12'5" x 14'5" (3.8 x 4.4)

The living room has carpeted flooring, coving to the ceiling, a radiator and a UPVC double glazed window to the front elevation

Family Room

12'5" x 20'0" (3.8 x 6.1)

The family room has wooden flooring, two radiators, space for a dining table, coving to the ceiling and a UPVC double glazed window to the side elevation

WC

4'11" x 3'11" (1.5 x 1.2)

This space has floor to ceiling tiles, a low level flush WC, a pedestal wash basin with stainless steel mixer taps and a UPVC double glazed obscure window to the side elevation

Kitchen

12'5" x 8'6" (3.8 x 2.6)

The kitchen has tiled flooring complete with underfloor heating, a range of fitted base and wall units with fitted countertops, a stainless steel sink with a drainer and mixer taps, an integrated oven with a gas hob and an extractor hood, space for a fridge freezer, a UPVC double glazed window to the side elevation, a Velux window and a UPVC door to provide access to the rear of the property

Bedroom Five

17'0" x 11'1" (5.2 x 3.4)

The fifth bedroom has laminate flooring, loft access, a radiator, a UPVC double glazed window to the rear elevation, a UPVC door and access into the en-suite

En-Suite

4'3" x 8'6" (1.3 x 2.6)

The en-suite has tiled flooring, a low level flush WC, a pedestal wash basin with stainless steel mixer taps, a shower enclosure with a wall mounted shower fixture, fully tiled walls, a chrome heated towel rail and a UPVC double glazed obscure window to the rear elevation

FIRST FLOOR

Landing

The landing has carpeted flooring, access to a boarded loft with drop down ladders , an in-built cupboard, a UPVC double glazed window to the side elevation and provides access to the first floor accommodation

Bedroom One

14'11" x 10'2" (4.3 x 3.1)

The main bedroom has carpeted flooring, a TV point, a radiator and a UPVC double glazed window to the rear elevation

Bedroom Two

12'9" x 10'2" (3.9 x 3.1)

The second bedroom has carpeted flooring, a range of in-built wardrobes with a fitted shelving unit, a radiator and a UPVC double glazed window to the rear elevation

Bedroom Three

6'10" x 9'2" (2.1 x 2.8)

The third bedroom has carpeted flooring, an in-built cupboard, a radiator and a UPVC double glazed window to the front elevation

Bedroom Four

5'10" x 10'5" (1.8 x 3.2)

The fourth bedroom has carpeted flooring, a radiator and a UPVC double glazed window to the rear elevation

Bathroom

5'10" x 5'10" (1.8 x 1.8)

The bathroom has floor to ceiling tiles, a low level flush WC, a pedestal wash basin with stainless steel mixer taps, a panelled bath with a wall mounted shower fixture, a radiator and a UPVC double glazed obscure window to the side elevation

OUTSIDE

Front

To the front of the property is a driveway to provide ample off road parking, a lawn and courtesy lighting

Rear

To the rear of the property is a private enclosed garden with a lawn, a brick built garage which is currently used for storage, a garden shed, various plants and newly fitted panelled fencing

DISCLAIMER

The vendor has informed us that the extension was completed prior to purchase. HoldenCopley have not seen sight of any paperwork to confirm this meets building regulations. Before entering into an agreement, it is the buyers responsibility to confirm with their solicitor that satisfactory checks have been made.

Council Tax Band Rating - Nottingham City Council - Band D

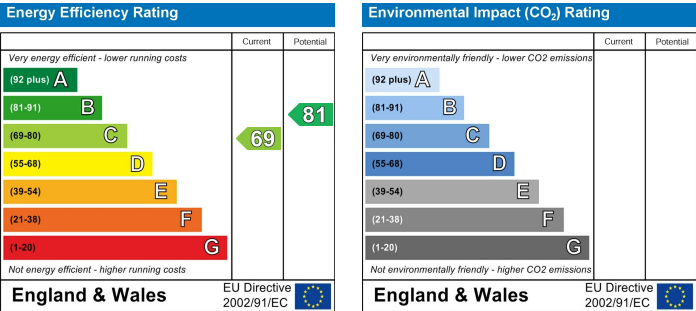
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



# Bromfield Close, Bakersfield, Nottinghamshire NG3 7HH



Approx. Gross Internal Area of the Ground floor:  
**886.84 Sq Ft - 82.39 Sq M**

Approx. Gross Internal Area of the Entire Property:  
**1399.52 Sq Ft - 130.02 Sq M**

All sizes and areas are approximate and for identification only. Not to scale.  
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Approx. Gross Internal Area of the 1st floor:  
**512.69 Sq Ft - 47.63 Sq M**

Approx. Gross Internal Area of the Entire Property:  
**1399.52 Sq Ft - 130.02 Sq M**

All sizes and areas are approximate and for identification only. Not to scale.  
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