

# HoldenCopley

PREPARE TO BE MOVED

Swains Avenue, Bakersfield, Nottinghamshire NG3 7AU

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Guide Price £400,000 - £450,000

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NO UPWARD CHAIN...

We are delighted to offer for sale this spacious detached family home in the highly desirable area of Bakersfield, available with no upward chain. Perfectly positioned within easy reach of local shops, popular eateries, and excellent transport links into the City Centre, this property provides a superb opportunity for a growing family seeking spacious and versatile accommodation. The ground floor welcomes you with a generous entrance hall, providing access to a convenient W/C, a well-equipped fitted kitchen, utility room, and the integral garage. The living room is a bright and inviting space featuring a feature fireplace and double French doors that open directly onto the rear garden, creating a lovely indoor-outdoor flow. Adjoining the living area, the dining room provides ample space for family meals and entertaining and leads into the conservatory, which also benefits from French doors opening onto the garden, allowing light to flood the space. Upstairs, the property offers four well-proportioned double bedrooms, two of which include en-suite facilities, complemented by a contemporary three-piece family bathroom suite. This layout provides flexibility for families of all sizes, with plenty of space for guests or a home office. Externally, the property is approached via a driveway providing off-road parking and access to the garage, with gated side access leading to the rear garden. The enclosed rear garden is a private and peaceful retreat, featuring a paved patio area, an expanse of lawn, a shed, and steps leading up to a raised mature garden area, all enclosed by panelled fencing, perfect for children, pets, or outdoor entertaining.

MUST BE VIEWED







- Detached House
- Four Bedrooms
- Two Reception Rooms
- Conservatory
- Fitted Kitchen & Utility Room
- Three-Piece Bathroom Suite & Ground Floor W/C
- Two En-Suites
- Garage & Driveway
- Enclosed Rear Garden
- Must Be Viewed











GROUND FLOOR

Hallway

19'7" x 6'11" (5.98 x 2.11)  
The entrance hall has wood- effect flooring, carpeted stairs, a radiator, and a composite door providing access into the accommodation.

W/C

6'0" x 2'7" (1.85 x 0.80)  
This space has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin with a tiled splashback, a radiator, and wood-effect flooring.

Kitchen

16'4" x 10'5" (4.99 x 3.18)  
The kitchen has a range of fitted base and wall units with worktops and a breakfast bar, a composite sink and half with a swan neck mixer tap and drainer, an integrated oven, gas ring hob and extractor hood, space and plumbing for a washing machine, recessed spotlights, a Vertical radiator, wood-effect flooring, a UPVC double glazed window to the front elevation, and a door opening to the side elevation.

Utility Room

7'10" x 6'5" (2.39m x 1.96m)  
The utility room has a fitted base unit with a worktop, a stainless steel sink with a swan neck mixer tap and drainer, tiled splashback, recessed spotlights, an extractor fan, a radiator, tiled flooring, and a window to the side elevation.

Living Room

17'2" x 13'11" (5.25 x 4.26)  
The living room has two UPVC double glazed windows to the rear elevation, a TV point, a radiator, a feature fireplace, carpeted flooring, and French doors opening to the rear garden.

Dining Room

11'5" x 10'3" (3.50 x 3.13)  
The dining room has a UPVC double glazed window to the side elevation, a radiator, carpeted flooring, and French doors opening out to the conservatory.

Conservatory

12'5" x 10'11" (3.79 x 3.35)  
The conservatory has carpeted flooring, a radiator, a UPVC double glazed window surround, and double French doors opening to the rear garden.

Garage

10'9" x 9'3" (3.29 x 2.83)  
The garage has a wall-mounted boiler, lighting, electrics, and an up and over door opening out to the driveway.

FIRST FLOOR

Landing

10'11" x 5'11" (3.34 x 1.81)  
The landing has a UPVC double glazed window to the side elevation, carpeted flooring, and access to the first floor accommodation.

Master Bedroom

13'10" x 12'9" (4.22 x 3.90)  
The main bedroom has a UPVC double glazed window to the front elevation, a radiator, carpeted flooring, and access into the en-suite.

En-Suite

9'4" x 2'11" (2.85 x 0.89)  
The en-suite has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted shower fixture, recessed spotlights, a radiator, partially tiled walls, and vinyl flooring.

Bedroom Two

13'11" x 11'7" (4.26 x 3.54)  
The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, carpeted flooring, and access into the en-suite.

En-Suite

8'4" x 2'11" (2.55 x 0.89)  
The en-suite has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted shower fixture, recessed spotlights, a radiator, partially tiled walls, and vinyl flooring.

Bedroom Three

12'3" x 10'6" (3.74 x 3.21)  
The third bedroom has a UPVC double glazed window to the front elevation, a radiator, and carpeted flooring.

Bedroom Four

11'6" x 10'4" (3.51 x 3.15)  
The fourth bedroom has a UPVC double glazed window to the rear elevation, a radiator, access into the loft, and carpeted flooring.

Bathroom

10'6" x 6'5" (3.21 x 1.96)  
The bathroom has s UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted shower fixture, a heated towel rail, recessed spotlights, partially tiled walls, and tiled flooring.

OUTSIDE

Front

To the front of the property is a driveway giving access to the garage, and side gated access to the rear garden.

Rear

To the rear of the property is an enclosed garden with a patio area, a shed, a lawn, steps up to a raised mature area, and a fence panelled boundary.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Fibre
- Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps
- Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Flood Defenses – No
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

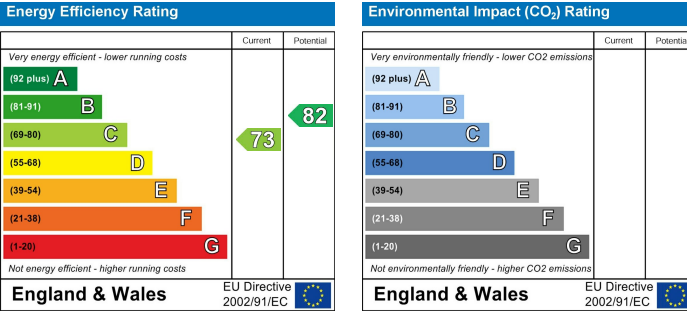
Council Tax Band Rating - Nottingham City Council - Band D  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

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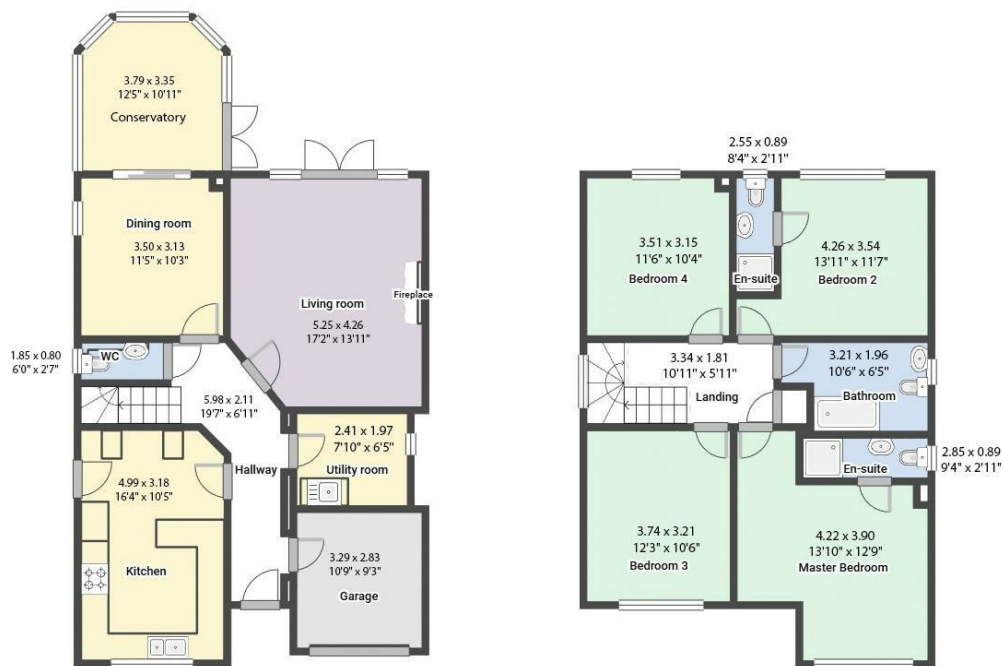
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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