

# HoldenCopley

PREPARE TO BE MOVED

Rosedale Road, Bakersfield, Nottinghamshire NG3 7GU

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Guide Price £280,000 - £290,000

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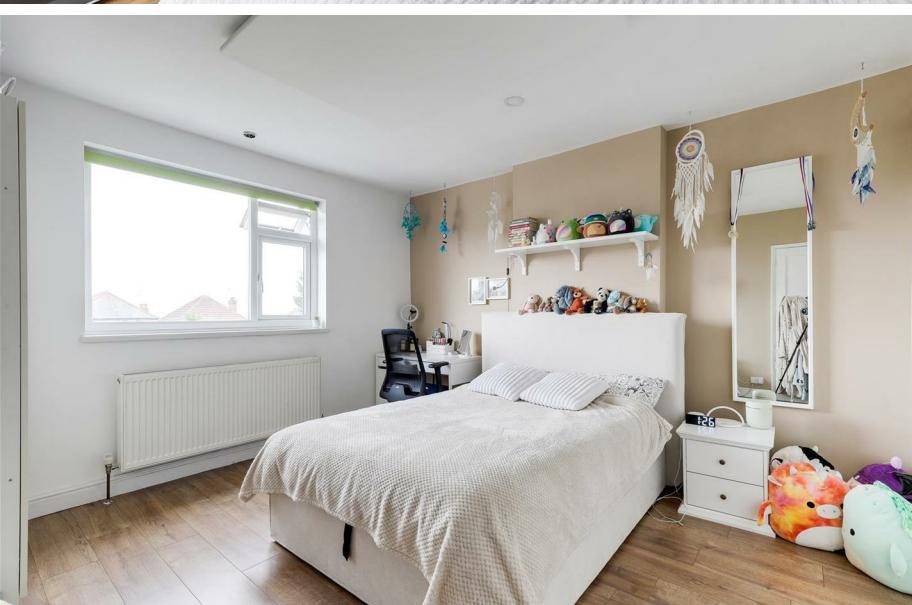
GUIDE PRICE: £280,000 - £290,000

WELL-PRESENTED THROUGHOUT...

This three-bedroom detached house is ideally situated close to a range of local amenities, including shops, schools, and excellent commuting links. Upon entering, the entrance hall leads to a welcoming living room, highlighted by a large bay window that floods the space with natural light. Adjacent to this is the dining room, which features an open layout to the modern kitchen, a log burner, and double French doors that open to the rear garden. The modern kitchen, equipped with integrated appliances, is perfect for all your culinary needs and leads to a bright conservatory. Completing the ground floor is a convenient W/C. The upper level boasts three spacious double bedrooms and a stylish four-piece bathroom suite. Outside, the front of the property offers a driveway providing off-road parking for multiple cars and a garden area with a well-kept lawn. The enclosed rear garden features two patio seating areas, a lawn, and access to both the garage and a versatile garden room, both equipped with a power supply. The garden room offers a flexible space that can be used as an additional living area, office, or hobby room.

MUST BE VIEWED!





- Detached House
- Three Bedrooms
- Two Reception Rooms
- Modern Kitchen
- Conservatory
- Ground Floor W/C
- Stylish Bathroom
- Driveway & Garage
- Close To Local Amenities
- Must Be Viewed





## GROUND FLOOR

### Porch

7'11" x 2'0" (2.43 x 0.61)

The porch has tiled flooring, recessed spotlights and a single UPVC door providing access into the accommodation.

### Hallway

13'3" x 8'3" (4.05 x 2.52)

The hallway has solid wood flooring, a radiator, recessed spotlights, an in-built storage cupboard, obscure stainless glass windows and a single door providing access into the accommodation.

### Living Room

14'0" x 12'2" (4.27 x 3.71)

The living room has carpeted flooring, a radiator, a feature fireplace and a UPVC double-glazed bay window to the front elevation.

### Dining Room

12'11" x 12'1" (3.96 x 3.70)

The dining room has laminate wood-effect flooring, a radiator, recessed spotlights, a recessed chimney breast alcove and a feature log burner, open access to the kitchen and double French doors opening out to the rear garden.

### Kitchen

9'5" x 8'7" (2.89 x 2.63)

The kitchen has a range of fitted base and wall units with solid oak worktops, a stainless steel sink and a half with a drainer and a half with a drainer and a swan neck mixer tap, an integrated oven, hob, extractor fan, dishwasher & fridge freezer. Partially tiled walls, laminate wood-effect flooring, recessed spotlights, a UPVC double-glazed window to the rear elevation and a single door providing access to the conservatory.

### Conservatory

10'10" x 9'4" (3.32 x 2.86)

The conservatory has tiled flooring, space and plumbing for a washing machine & tumble dryer, a polycarbonate roof, UPVC double-glazed windows surround and double French doors opening out to the rear garden.

### W/C

5'2" x 4'8" (1.60 x 1.43)

This space has a low level dual flush W/C, a wall-mounted wash basin, partially tiled walls, laminate wood-effect flooring, a recessed spotlight and a UPVC double-glazed obscure window to the side elevation.

## FIRST FLOOR

### Landing

7'7" x 3'8" (2.33 x 1.14)

The landing has carpeted flooring, a UPVC double-glazed window to the side elevation, access to the first floor accommodation and access to the partially boarded loft with courtesy lighting via a dropdown ladder.

### Master Bedroom

14'1" x 11'7" (4.30 x 3.54)

The main bedroom has solid wood flooring, three radiators, recessed spotlights and a UPVC double-glazed bay window to the front elevation.

### Bedroom Two

13'0" x 12'2" (3.98 x 3.72)

The second bedroom has solid wood flooring, a radiator, recessed spotlights and a UPVC double-glazed window to the rear elevation.

### Bedroom Three

8'2" x 7'3" (2.51 x 2.22)

The third bedroom has solid wood flooring, a radiator, recessed spotlights and a UPVC double-glazed bow window to the front elevation.

### Bathroom

9'7" x 8'0" (2.93 x 2.45)

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a double ended freestanding bath with central taps and a hand held shower head, a walk-in shower with an overhead rainfall shower and a handheld shower head, a heated towel rail, partially tiled walls, recessed spotlights, ceiling mounted recessed Bluetooth speakers, vinyl flooring and a UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

### Front

To the front of the property is a driveway providing off-road parking and double gated access to the garage, a lawn and a brick-wall boundary.

### Rear

To the rear of the property is an enclosed garden with two paved patio areas, a lawn, access to the garage & garden room and fence panelling boundary.

### Garden Room

11'4" x 8'8" (3.47 x 2.65)

The garden room has power supply, laminate wood-effect flooring, UPVC double-glazed window and a single door providing access.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 3G & 4G - Some coverage of 5G

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 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.

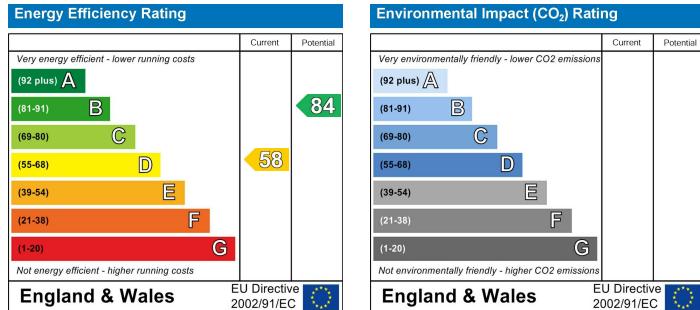
The vendor has advised the following:

Property Tenure is Freehold

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All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
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