

Robert Ellis

look no further...



Kirkdale Road
Bakersfield, Nottingham NG3 7GY

Offers Over £249,995 Freehold

Three Bedroom Detached Home with
Excellent Potential – Kirkdale Road, Bakersfield.

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Situated on the popular Kirkdale Road in Bakersfield, this three bedroom detached property presents an excellent opportunity for buyers looking to renovate and add value in a well-established residential area. The home benefits from generous living space, a substantial rear garden and convenient access to a wide range of local amenities including parks, shops, transport links into the city centre and the nearby Colwick Lakes.

The property is entered via an extended porch leading into a welcoming hallway, which provides access to useful understairs storage housing a modern combi boiler. To the front of the home is a bright bay-fronted lounge featuring a functional fireplace, creating a comfortable and characterful living space.

To the rear of the property is a spacious double reception room with ornate decorative features and a large bay window incorporating French doors that open directly onto the garden. This impressive room offers a generous open space ideal for family living and entertaining.

The extended galley kitchen is fitted with a range of modern conveniences and provides practical preparation and storage space. Beyond this is a conservatory or sun room which offers additional living space while also providing access to the side driveway and a secure side storage area. From here there is also access to a useful utility room, a downstairs WC and the garage.

Externally, the rear garden is a particular highlight, enjoying a west-facing aspect. The outdoor space begins with a spacious patio area, leading onto a lawn and then an allotment-style section to the rear complete with a greenhouse and shed, making it ideal for gardening enthusiasts.

To the first floor, the property offers two well-proportioned double bedrooms along with a large single bedroom and a four piece family bathroom.

The property also benefits from a secure front garden and driveway access. The vendor has already found their onward purchase, offering a potentially smoother transaction for prospective buyers.

With generous accommodation, excellent outdoor space and strong potential for modernisation, this property represents a fantastic opportunity in a well-connected location close to parks, Colwick Lakes and convenient transport links into the city centre. Early viewing is highly recommended.



Porch

7'1" x 5'10" approx (2.18m x 1.80m approx)

UPVC and brick walls surrounding, ceramic tiled floor, UPVC door to the front and UPVC door with obscure glazed panel leading into:

Entrance Hall

Wood effect laminate flooring, double radiator, open downstairs storage, downstairs storage housing the Baxi combi boiler and door to:

Snug

13'10" x 11'8" approx (4.23m x 3.56m approx)

Double glazed bay window to the front, carpeted flooring, bay seating, side tables and dressers, picture rail, built-in coal fire with surround.

Kitchen

17'0" x 6'8" approx (5.2m x 2.04m approx)

Ceramic tiled floor, double oven with cabinets around, wall and base units with work surfaces over, preparation area with glass fronted display cabinets, stainless steel sink with tiled splashback, four ring gas burner with extractor above, space for a fridge, double radiator, ceiling lights and double French doors leading into the conservatory and door to the extended lounge/diner.

Conservatory

11'8" x 14'8" approx (3.56m x 4.48m approx)

Ceramic tiled floor, radiator, base unit with work surface over, space for a full height fridge freezer, door to the driveway.

Ground Floor w.c.

5'7" x 8'4" approx (1.71m x 2.56m approx)

Work surface with plumbing and spaces for a washing machine and tumble dryer under, wall cupboards, low flush w.c., wash hand basin, ceiling light, wooden door to the garage.

Lounge/Diner

24'1" x 10'7" approx (7.36m x 3.23m approx)

Carpeted flooring, ornate coving, skirting, double glazed bay window, feature fireplace with stone mantle and surround, granite hearth, double radiator.

First Floor Landing

Double glazed window to the side, loft access hatch and doors to:

Bedroom 1

13'11" x 9'0" approx (4.26m x 2.76m approx)

Double glazed bay window to the front, carpeted flooring, double radiator, picture rail, sliding door wardrobes, ceiling light, coving and skirtings.

Bedroom 2

12'9" x 8'5" approx (3.9m x 2.57m approx)

Carpeted flooring, double glazed window, coving, skirting and picture rail, built-in storage, radiator.

Bedroom 3

9'1" x 7'3" approx (2.79m x 2.21m approx)

Double glazed window to the front, radiator, carpeted flooring, coving.

Bathroom

9'3" x 7'3" approx (2.82m x 2.21m approx)

Tiled flooring, shower cubicle with curved protective screen, electric shower, fully tiled walls, low flush w.c., vanity wash hand basin, panelled bath with mixer tap and shower attachment, double glazed window, ceiling spotlights.

Outside

There is a stone slabbed patio to the rear with steps down to a further patio, lawned garden, greenhouse and shed.

Garage/Workshop

13'10" x 9'2" approx (4.24m x 2.81m approx)

Flat roof, brick walls, window.

Council Tax

Nottingham Council Band C

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 7mbps Superfast 41mbps

Ultrafast 1800mbps

Phone Signal – 02, Three, EE, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

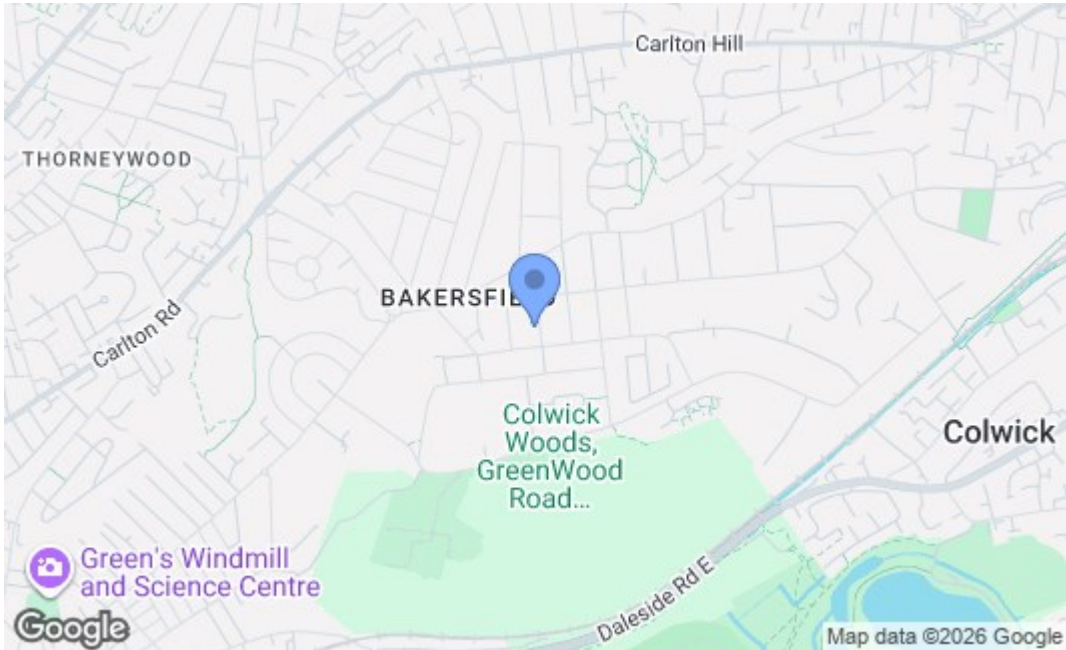
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





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

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.