



Guide Price £325,000-£350,000

Bakerdale Road, Bakersfield, Nottingham NG3 7GJ

EPC Rating D



Traditional detached house spanning three floors. In brief, the well presented family size accommodation comprises an entrance hallway with storage cupboards, wood flooring and stairs to the first floor, bay fronted living room with picture rail and living flame gas fire suite, kitchen diner with French doors onto the rear garden. The kitchen is fitted with Shaker style units which continue into the utility pantry which has spaces for further appliances. A feature chimney breast is fitted with an extractor and space below for a Range style cooker. Off the first floor landing are stairs to the second floor, a modern family bathroom and three bedrooms, with a walk in bay to the bedroom located at the front. The master bedroom, complete with an en-suite shower room occupies the second floor. There is parking to the front and double gates leading to the rear garden which is laid to lawn with a paved patio and to the detached brick built garage with adjoining outhouse offering useful storage. Bakersfield is a popular residential area close to a wide range of amenities including schools, local shopping areas, supermarkets, playing fields and public transport links to Nottingham City Centre.

- Freehold
- Council Tax Band C

ENTRANCE HALL 13' 3" x 6' 2" (4.04m x 1.88m)

LIVING ROOM 12' 4" into bay x 10' 11" into recess (3.76m x 3.33m)

KITCHEN DINER

KITCHEN AREA 10' 11" x 6' 5" (3.33m x 1.96m)

DINING ROOM AREA 12' 5" x 9' 11" into bay (3.78m x 3.02m)

UTILITY PANTRY 5' 9" x 4' 1" (1.75m x 1.24m)

BATHROOM 9' 6" x 4' 7" plus recess (2.9m x 1.4m)

BEDROOM TWO 12' 9" into bay x 10' 11" (3.89m x 3.33m)

BEDROOM THREE 11' 0" x 10' 3" (3.35m x 3.12m)

BEDROOM FOUR 7' 7" x 7' 6" (2.31m x 2.29m)

MASTER BEDROOM 14' 6" reduced head height x 9' 11" plus recess (4.42m x 3.02m)

EN-SUITE 8' 9" x 4' 3" (2.67m x 1.3m)

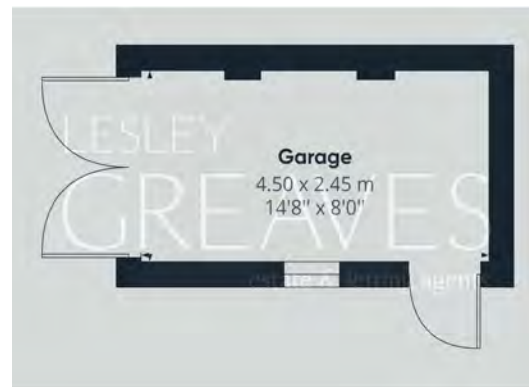
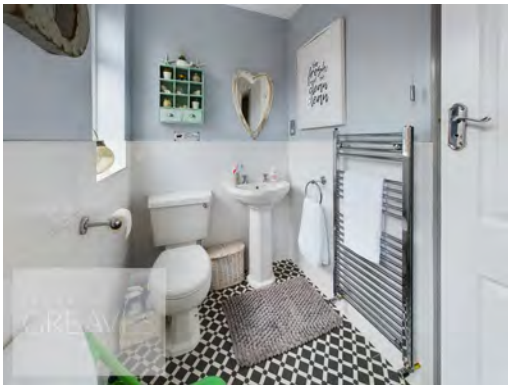
GARAGE 14' 8" x 8' 0" (4.47m x 2.44m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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COUNCIL TAX BAND: C

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



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