



**Marston Road  
Bakersfield, Nottingham NG3 7AN**

**Asking Price £400,000 Freehold**

A BEAUTIFUL, FIVE BEDROOM, SEMI  
DETACHED, FORMER VICARAGE IN  
BAKERSFIELD, NOTTINGHAM.





\*\* BEAUTIFUL SEMI DETACHED, FORMER VICARAGE FULL OF ORIGINAL FEATURES \*\*

Robert Ellis Estate Agents are delighted to bring to the market this CHARMING FIVE BEDROOM, FORMER VICARAGE, SEMI DETACHED family home situated within BAKERSFIELD, NOTTINGHAM.

Upon entry, you are welcomed into the porch via the double front door, leading through to the entrance hall. Off the hallway, you have the lounge with a feature open cast, iron fire within a marble surround, dining room, snug which is a versatile room, easily adapted to a buyers need. You also have the cloak room leading to the downstairs WC and kitchen. The kitchen is sat within the heart of the home, with access to the garden room and utility.

The first floors offers five bedrooms, with the family bathroom, separate WC and store room/drying/dressing room. You then have access to the second floor, offering a loft room and roof terrace benefitting from stunning views over Nottingham.

The property is situated on a unique plot with gated access to the front, laid to lawns, flower beds and steps lead to the front door. The outside offers an enclosed garden with path, laid to lawn and raised flower beds, alongside an enclosed court yard, ideal for family breakfast'.

This home offers huge potential to any prospective buyer, with the added benefit of charming original features throughout- A viewing is a MUST to appreciate the size, location and unique elements of this family home. Contact our office to arrange your viewing now!



### Entrance Porch

5'10" x 3'6" approx (1.80 x 1.08 approx)

Wooden double front entrance door with single glazed windows above leading into the Entrance Porch. Original tiled flooring. Ceiling light point. Wooden single glazed door with wooden framed single glazed windows above and surrounding leading into the Entrance Hallway

### Entrance Hallway

18'6" x 14'4" approx (5.66 x 4.37 approx)

Vinyl flooring. Wall mounted radiator. Ceiling light points. Coving to the ceiling. Staircase leading to First Floor Landing. Internal doors leading into Lounge, Dining Room, Kitchen, Snug and Cloak Room

### Lounge

15'9" x 18'2" approx (4.82 x 5.55 approx)

4 x Wooden framed double glazed slash bay fronted windows to the front elevation. Slash window to the side elevation. Original wooden floorboards. Wall mounted double radiator. Ceiling light point. Coving to the ceiling. Feature open cast, iron fireplace with wooden mantel and marble surround

### Dining Room

15'9" x 13'11" approx (4.82 x 4.25 approx)

3 x UPVC double glazed windows to the side elevation. Original wooden floorboards. Wall mounted double radiator. Ceiling light point. Coving to the ceiling. Feature gas fireplace with wooden hearth and mantel

### Snug

14'11" x 11'5" approx (4.57 x 3.49 approx)

2 x Wooden framed double glazed slash bay fronted windows to the front elevation. Carpeted flooring. Wall mounted double radiator. Ceiling light point. Coving to the ceiling

### Kitchen

15'11" x 13'9" approx (4.87 x 4.20 approx)

UPVC double glazed window to the side elevation. Tiled flooring. Wall mounted radiator. Recessed spotlights to ceiling. Range of fitted base units with worksurfaces over. Ceramic Belfast sink with dual heat tap above. 5 ring gas hob with extractor unit above. Built-in under the stairs storage cupboard (1.21 x 1.93m approx.) with a UPVC double glazed window and vinyl flooring. Internal doors leading into Entrance Hallway, Garden Room and Utility Room

### Garden Room

13'10" x 12'4" approx (4.24 x 3.77 approx)

UPVC double glazed window and door leading to the side garden. UPVC double glazed window to the side elevation. Original wooden floorboards. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Feature gas fireplace with wooden hearth and mantel

### Utility Room

9'2" x 7'6" approx (2.80 x 2.30 approx)

UPVC double glazed windows to the front and rear elevation. Concrete flooring. Stainless steel sink with hot and cold taps. Baxi Boiler unit (Installed in 2019) Space and plumbing for automatic washing machine. Wooden rear door leading to the courtyard.

### Cloak Room

5'1" x 3'6" approx (1.55 x 1.09 approx)

Vinyl flooring. Wall mounted radiator. Partially tiled walls. Ceiling light point. Sink with hot and cold taps and storage underneath. Internal door leading into Ground Floor WC

### Ground Floor WC

2'10" x 5'5" approx (0.88 x 1.66 approx)

UPVC double glazed window to the side elevation. Vinyl flooring. Ceiling light point. WC

### First Floor Landing

23'11" x 19'0" approx (7.29 x 5.81 approx)

UPVC double glazed opaque window to the side elevation. Original wooden floorboards. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Built-in storage cupboard (1.59 x 0.77m approx.) Internal doors leading into Bedrooms 1, 2, 3, Family Bathroom, First Floor WC and Store Room/Drying/Dressing Room. Internal door leading to staircase up to Second Floor Landing. Open through to Inner Lobby

### Bedroom 1

19'3" x 15'10" approx (5.88 x 4.85 approx)

3 x Wooden framed double glazed slash windows to the front and side elevation. Original wooden floorboards. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Built-in wardrobes

### Bedroom 2

15'10" x 13'11" approx (4.84 x 4.26 approx)

3 x Wooden framed double glazed slash windows to the side elevation. Original wooden floorboards. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Built-in wardrobes

### Bedroom 3

13'10" x 12'6" approx (4.23 x 3.83 approx)

2 x Wooden framed double glazed slash windows to the side elevation. Original wooden floorboards. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Built-in wardrobes

### Inner Lobby

8'8" x 3'2" approx (2.66 x 0.98 approx)

Original wooden floorboards. Internal doors leading to Bedroom 4 and Bedroom 5 / Office

### Bedroom 4

9'4" x 15'0" approx (2.86 x 4.58 approx)

2 x Wooden framed double glazed slash windows to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling.

### Bedroom 5 / Office

9'6" x 8'7" approx (2.92 x 2.62 approx)

Wooden framed double glazed slash window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling

### Family Bathroom

7'8" x 9'3" approx (2.36 x 2.84 approx)

UPVC double glazed window to the side elevation. Original wooden floorboards. Partially tiled walls. Wall mounted radiator. Ceiling light point. Panel bath with dual heat tap and a handheld shower unit above. Pedestal wash hand basin with hot and cold taps

### First Floor WC

9'3" x 2'11" approx (2.84 x 0.89 approx)

UPVC double glazed opaque window to the side elevation. Vinyl flooring. Wall mounted radiator. Ceiling light point. WC

### Store Room/Drying/Dressing Room

9'4" x 2'9" approx (2.87 x 0.85 approx)

UPVC double glazed window to the side elevation. Original wooden floorboards. Built-in fitted cupboards

### Second Floor Landing

14'4" x 5'11" approx (4.39 x 1.81 approx)

UPVC double glazed window and UPVC double glazed door leading to the Roof Terrace to the front elevation. Original wooden floorboards. Ceiling light point. Internal door leading into Attic Room

### Attic Room

7'11" x 15'8" approx (2.43 x 4.78 approx)

UPVC double glazed Velux roof window to the side elevation. Carpeted flooring. Ceiling light point

### Roof Terrace

35'10" x 23'3" approx (10.94 x 7.09 approx)

Ample space for outdoor seating and entertaining with stunning views over Nottingham

### Front of Property

To the front of the property there are double gates leading to block paved steps and patio area, giving access to the front entrance door. Laid to lawn areas with flowerbeds and shrubbery. Hedging and iron fencing to the borders. Secure gated access to the side and rear of property.

### Rear and Side of Property

To the side of the property there is a block paved patio area with ample space for outdoor seating and entertaining. Space for a large laid to lawn areas with shrubbery, plants and raised flowerbeds. Fencing surrounding

### Council Tax

Local Authority Nottingham

Council Tax band E

### Agents Notes: Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 7mbps Ultrafast 1000mbps

Phone Signal – 02, Three

Sewage – Mains supply

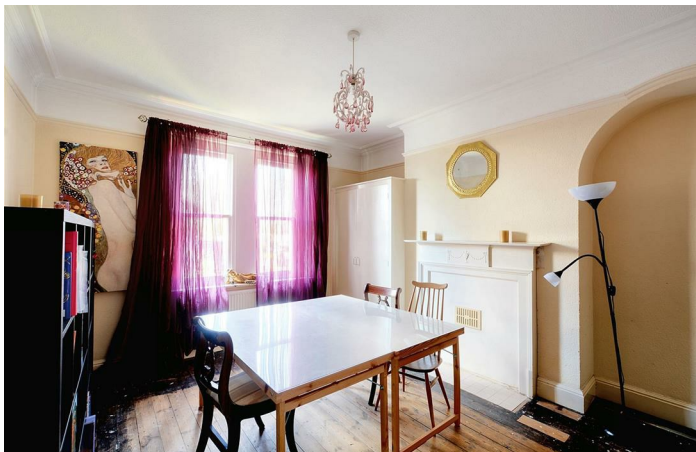
Flood Risk – No flooding in the past 5 years

Flood Defences – No

Non-Standard Construction – No

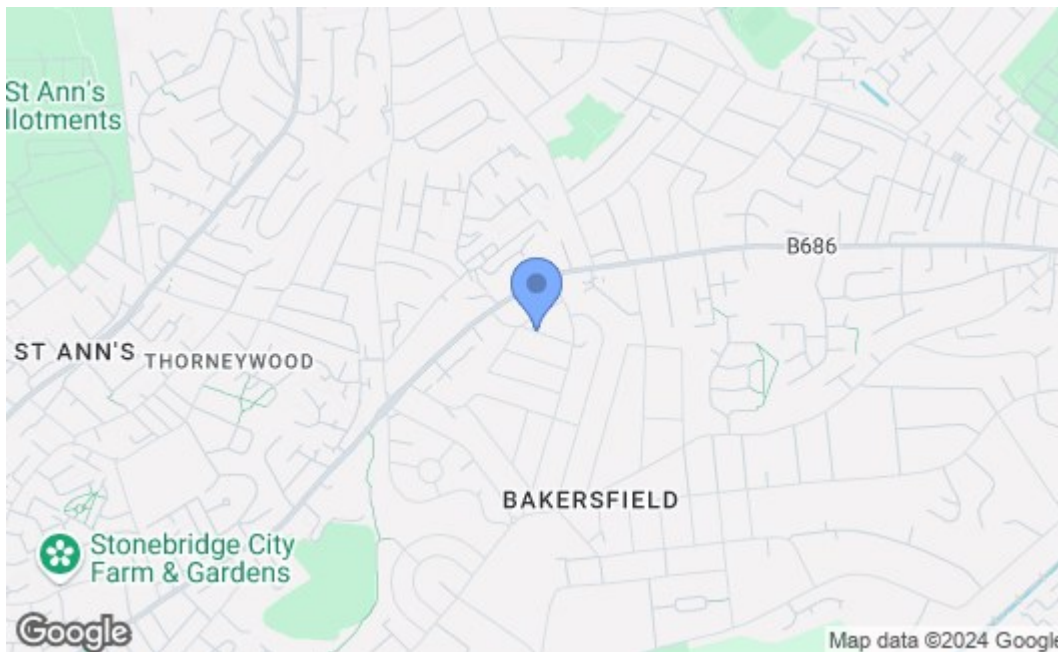
Any Legal Restrictions – No

Other Material Issues – No





Robert Ellis  
ESTATE AGENTS



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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.