



1 Bakersfield Drive

Kellington
DN14 0NN

Offers in the region of
£299,950



- EXTENDED DETACHED HOUSE
- WELL APPOINTED ACCOMMODATION
- THREE BEDROOMS GOOD SIZE BEDROOMS
- LARGE MODERN BREAKFAST KITCHEN
- SUN ROOM
- DOWNSTAIRS CLOAKROOM
- UTILITY BUILDING AND DETACHED GARAGE
- ATTRACTIVE AND WELL MAINTAINED GARDENS
- VIEWING HIGHLY RECOMMENDED





Nestled in the charming village of Kellington, is this well-appointed extended three-bedroom house on Bakersfield Drive offering a delightful blend of comfort and practicality. As you step inside, you are greeted by a spacious and inviting atmosphere, perfect for family living. The heart of the home is the generously sized breakfast kitchen, which provides an ideal space for casual dining and entertaining. This well-designed area is perfect for preparing meals while enjoying the company of family and friends. Adjacent to the kitchen, the sun room bathes in natural light, creating a warm and welcoming environment that is perfect for relaxation or enjoying a good book. Convenience is key in this property, with a downstairs cloakroom that adds to the functionality of the home. Additionally, the separate utility building offers extra storage and laundry space, making household chores more manageable. Outside are well-maintained and attractive gardens along with a detached garage and ample off-road parking.

Composite entrance door with storm porch over leading into:-

Entrance Hall

With doors off and stairs to the first floor.

Downstairs Cloakroom

Having a white suite comprising wash hand basin and wc. With a window to the front elevation and a radiator.

Living Room

3.98m x 3.68m (13'1" x 12'1")

Having a fireplace with a granite effect back and hearth housing a gas fire. With a bay window to the front elevation and a radiator.

Breakfast Kitchen

6.2m x 2.28m (20'4" x 7'5")

Decorated in an attractive neutral decor and having an extensive range of modern cream fronted base and wall units. Complimentary work surfaces incorporating a one and a half bowl stainless steel sink unit. Integrated tall fridge freezer, dishwasher, dryer and double electric oven with hob and extractor over. Plumbing for a washing machine. Understairs cupboard housing the boiler. Plinth heaters. Two windows to the rear elevation and a door into:-

Sun Room

3.83m x 2.52m (12'6" x 8'3")

Having windows to three sides and a door leading into the garden.

Landing

With doors off and a window to the side elevation. Radiator.

Bedroom 1

3.68m x 3.39m (12'1" x 11'1")

Being of a double size with a window to the rear elevation and a radiator.

Bedroom 2

3.41m x 2.9m (11'2" x 9'6")

Being of a double size with a window to the front elevation and a radiator.

Bedroom 3

2.71m x 2.62m (8'10" x 8'7")

Having a window to the rear elevation and a radiator.



Bathroom

Being part tiled and having a white suite comprising panelled bath with shower over, wash hand basin and wc. Overstairs cupboard housing the hot water tank. With a window to the front elevation.

Garage

A single detached brick built garage with an up and over door. Eaves providing extra storage space. Three double glazed windows to the side and back elevation and a personal door.

Utility Building

Having wall and base units and a stainless steel sink. Plumbing for a washing machine and a door leading to further storage space. Two double glazed windows to the front elevation and a door into the rear garden.

Outside

Having well maintained gardens to the front and rear. There is a block paved drive to the front providing off road parking and a further parking space to the front of the garage. Gated access leads to the rear garden which is laid mainly to lawn with paved pathways. The property also benefits from solar panels which are on a lease agreement.

Utilities

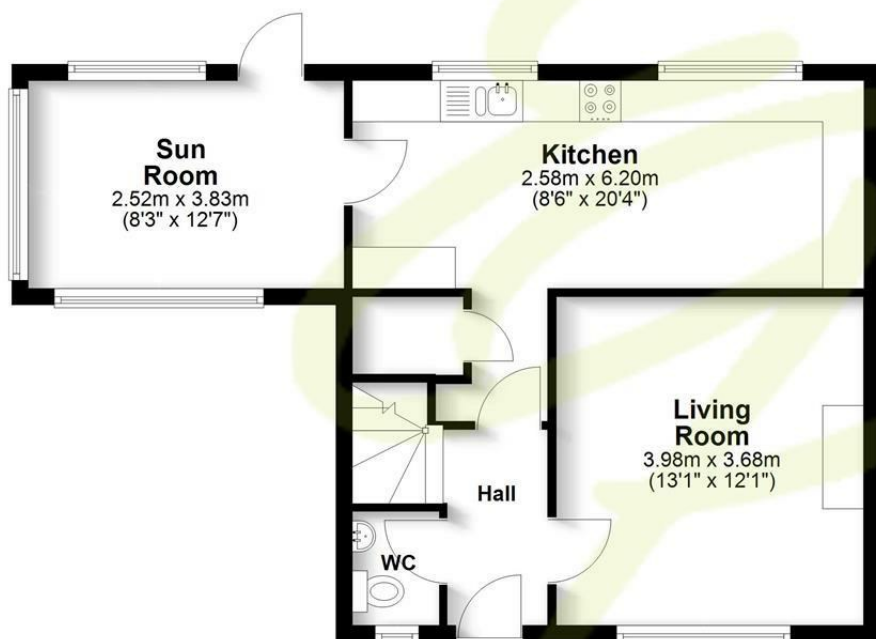
Mains Electric
Mains Gas
Mains Water (metered)
Mains Sewage

Mobile 4G
Broadband FTTP - Ultrafast



Ground Floor

Approx. 51.2 sq. metres (551.0 sq. feet)



First Floor

Approx. 41.5 sq. metres (447.0 sq. feet)



Total area: approx. 92.7 sq. metres (998.0 sq. feet)

All measurements have been taken using laser distance metre or sonic tape measure and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales details accurate and reliable. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if travelling some distance.
Plan produced using PlanUp.

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		
	55	70
England & Wales	EU Directive 2002/91/EC	

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