

HoldenCopley

PREPARE TO BE MOVED

Hillview Road, Carlton, Nottinghamshire NG4 1JX

Guide Price £190,000 - £200,000

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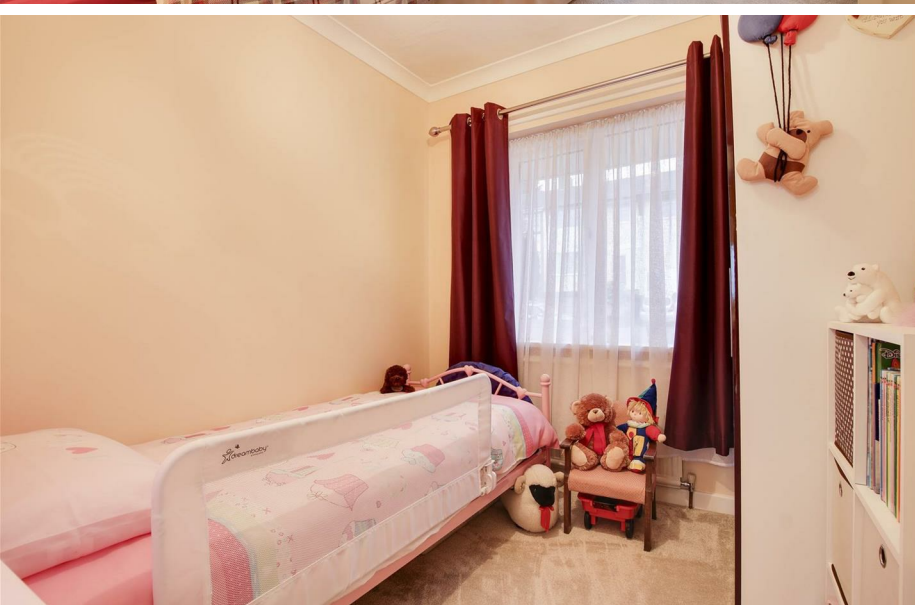
GUIDE PRICE: £190,000 - £200,000

LOCATION, LOCATION, LOCATION

This three bedroom semi-detached house would make the perfect home for any growing family as the property benefits from having a new bathroom and kitchen fitted, new carpets, new windows and new doors making it exceptionally well presented throughout and ready for you to move straight in. The property is situated in a popular location overlooking stunning views from the rear and within close proximity to Carlton Hill, excellent transport links and great schools. To the ground floor is a porch and an entrance hall, an open plan living and dining room along with a modern kitchen. To the first floor are three good sized bedrooms serviced by a family bathroom suite. Outside there are good sized tiered gardens to the front and rear of the property

MUST BE VIEWED.





- Semi-Detached House
- Three Bedrooms
- Stunning Views From Rear
- Open Plan Reception Rooms
- Modern Kitchen
- Well Presented Throughout
- Three-Piece Bathroom Suite
- Great Sized Rear Garden
- Popular Location
- New Carpets, Windows & Doors





GROUND FLOOR

Porch

The porch has vinyl flooring, obscure windows to the front elevation and provides access into the accommodation

Entrance Hall

The entrance hall has carpeted flooring, a radiator and frosted glass windows to the front elevation

Living Room

15'5" x 10'9" (4.7 x 3.3)
The living room has a UPVC double glazed window to the front elevation, carpeted flooring, a TV point, a coal effect gas stove with a tiled hearth, coving to the ceiling, wall light fixtures and open plan to the dining room

Dining Room

10'9" x 10'2" (3.3 x 3.1)
The dining room has a UPVC double glazed window to the rear elevation, carpeted flooring, a radiator and coving to the ceiling

Kitchen

11'9" x 7'2" (3.6 x 2.2)
The kitchen has a range of fitted base and wall units with rolled edge worktops, a stainless steel sink and a half with mixer taps and drainer, an integrated Hotpoint oven, a four ring gas hob with an extractor fan, an integrated dishwasher, space for a fridge freezer, space and plumbing for a washing machine, tile effect vinyl flooring, tiled splash back, recessed spotlights, an under stair pantry cupboard, a single stable door leading out to the rear garden and a UPVC double glazed window to the rear elevation offering fantastic views

FIRST FLOOR

Landing

The landing has carpeted flooring, a UPVC double glazed frosted glass window to the side elevation, access to the loft with lighting and provides access to the first floor accommodation

Master Bedroom

15'1" x 10'9" (4.6 x 3.3)
The main bedroom has a UPVC double glazed window to the front elevation, carpeted flooring, a radiator and a fitted double sliding mirrored door wardrobe

Bedroom Two

10'9" x 10'2" (3.3 x 3.1)
The second bedroom has a UPVC double glazed window to the rear elevation offering fantastic views, carpeted flooring, coving to the ceiling and a radiator

Bedroom Three

7'6" x 7'6" (2.3 x 2.3)
The third bedroom has a UPVC double glazed window to the front elevation, carpeted flooring, coving to the ceiling and a radiator

Bathroom

7'6" x 6'10" (2.29 x 2.1)
The bathroom has a low level flush W/C, a pedestal wash basin, a

panelled bath with an overhead shower head and a shower screen, a radiator, partially tiled walls, vinyl flooring, recessed spotlights and a UPVC double glazed frosted glass window to the rear elevation

OUTSIDE

Front

To the front of the property is a low maintenance tiered garden with steps leading down to the entrance and side access to the rear garden

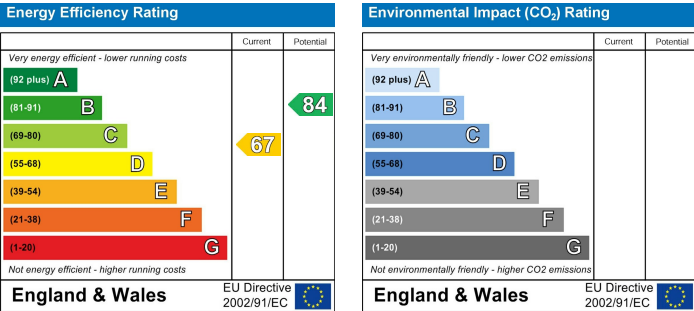
Rear

To the rear of the property is an enclosed garden with patio areas, an outdoor tap, steps down to a lawn, a double electricity socket box, a potting shed, rockery, gravelled areas and fence panelling

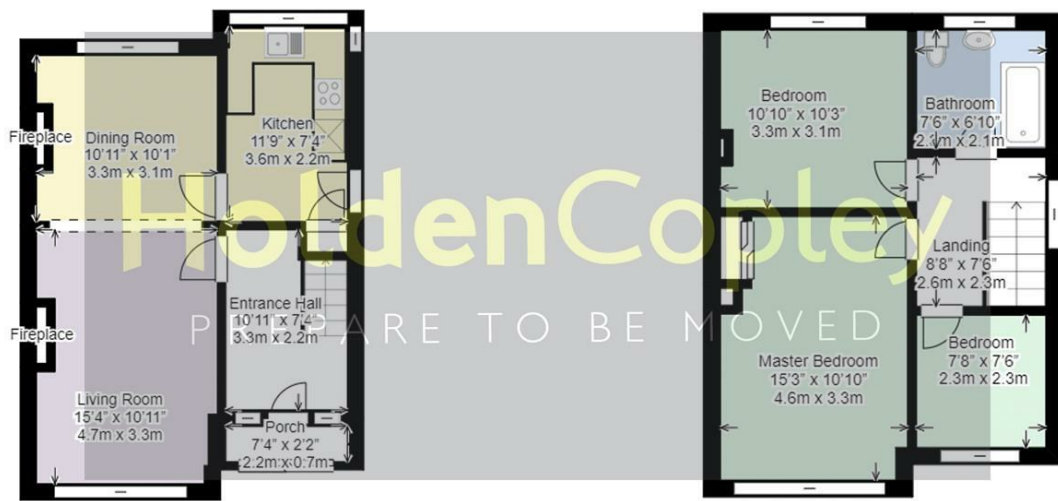
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Approx. Gross Internal Area of the Ground floor:
447.89 Sq Ft - 41.61 Sq M
Approx. Gross Internal Area of the Entire Property:
890.39 Sq Ft - 82.72 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
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Approx. Gross Internal Area of the 1st floor:
442.5 Sq Ft - 41.11 Sq M
Approx. Gross Internal Area of the Entire Property:
890.39 Sq Ft - 82.72 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
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