

HoldenCopley

PREPARE TO BE MOVED

Burton Road, Carlton, Nottinghamshire NG4 3DH

Guide Price £200,000 - £220,000

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SPACIOUS FAMILY HOME...

This three bedroom semi-detached house would make the ideal purchase for a range of buyers including any growing families looking for spacious accommodation. The property offers plenty of potential whilst boasting a range of original and characteristic features throughout. Situated in a popular location just a stones throw away from various local amenities such as shops, eateries, excellent transport links into the City Centre and is within catchment area to great schools. To the ground floor is an entrance hall, a spacious living room, a dining room, a breakfast room, a fitted kitchen, a pantry and a W/C. To the first floor are two double bedrooms serviced by a three piece bathroom suite with the addition double bedroom to the second floor. Outside to the front of the property is a driveway providing off road parking and to the rear is a south facing garden.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Three Reception Rooms
- Ground Floor W/C & Three Piece Bathroom Suite
- Fitted Kitchen
- Original Features Throughout
- Gas Central Heating
- Off Road Parking
- South Facing Garden
- Must Be Viewed





GROUND FLOOR

Entrance Hall

2*11" x 18*4" (0.9 x 5.6)

The entrance hall has carpeted flooring, a wall mounted radiator, cornice to the ceiling and provides access into the accommodation

Living Room

11*1" x 15*1" (3.4 x 4.6)

The living room has carpeted flooring, a wall mounted radiator, a coal effect gas fire with a tiled hearth and a bay window to the front elevation

Dining Room

12*9" x 12*1" (3.9 x 3.7)

The dining room has carpeted flooring, a wall mounted radiator, a gas fire and a window to the rear elevation

Breakfast Room

9*2" x 9*10" (2.8 x 3.0)

The breakfast room has tiled flooring, a wall mounted radiator, an under stairs cupboard, an original Aga fireplace/cooker, an original floor to ceiling unit and a window and door to the side elevation

Kitchen

8*2" x 7*6" (2.5 x 2.3)

The kitchen has tiled flooring, a range of fitted wall and base units with rolled edge worktops, a stainless steel sink and a drainer, tiled splash back, a wall mounted boiler, space for a cooker, space for an under counter fridge and a window and single door to the side elevation

Pantry

3*3" x 7*6" (1.0 x 2.3)

The pantry has space and plumbing for a washing machine, a window to the side elevation and provides additional storage space

W/C

2*11" x 5*2" (0.9 x 1.6)

This space has a high level W/C and a window to the side elevation

FIRST FLOOR

Landing

3*3" x 12*9" (1.0 x 3.9)

The landing has carpeted flooring and provides access to the first floor and second floor accommodation

Master Bedroom

15*8" x 12*1" (4.8 x 3.7)

The main bedroom has carpeted flooring, a wall mounted radiator, a gas fire, a built-in cupboard and a window to the front elevation

Bedroom Two

8*10" x 12*9" (2.7 x 3.9)

The second bedroom has carpeted flooring, a wall mounted radiator and a window to the rear elevation

Bathroom

9*2" x 11*1" (2.8 x 3.4)

The bathroom has wooden floorboards, a wall mounted radiator, a

low level flush W/C, a vanity wash basin with storage, a large unit with an emersion heater, a panelled bath, a built-in cupboard, partially tiled walls and a window to the side elevation

SECOND FLOOR

Bedroom Three

13*1" x 13*1" (4.0 x 4.0)

The third bedroom has carpeted flooring, a wall mounted electric heater, a window to the side elevation and a Velux window to the rear elevation

OUTSIDE

Front

To the front of the property is a driveway providing off road parking

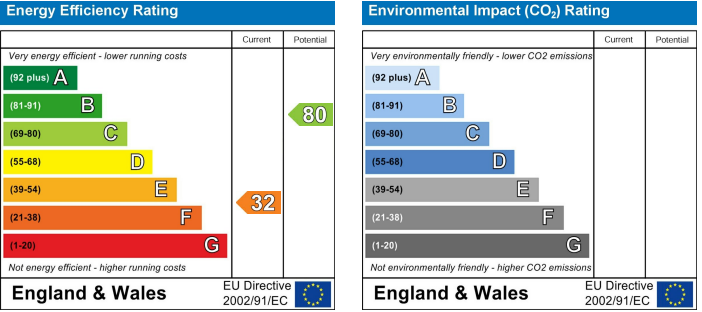
Rear

To the rear of the property is a south facing garden with a patio area, a lawn, a range of plants and shrubs, hedged borders, panelled fencing and gated access

DISCLAIMER

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Approx. Gross Internal Area of the Ground floor:
586.96 Sq Ft - 54.53 Sq M
Approx. Gross Internal Area of the Entire Property:
1254.21 Sq Ft - 116.52 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:
475.66 Sq Ft - 44.19 Sq M
Approx. Gross Internal Area of the Entire Property:
1254.21 Sq Ft - 116.52 Sq M

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Approx. Gross Internal Area of the 2nd floor:
191.6 Sq Ft - 17.8 Sq M
Approx. Gross Internal Area of the Entire Property:
1254.21 Sq Ft - 116.52 Sq M

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