

# HoldenCopley

PREPARE TO BE MOVED

Forester Grove, Carlton, Nottinghamshire NG4 IFR

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Guide Price £300,000 - £325,000

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### SPACIOUS DETACHED HOME...

This four bedroom detached property would be ideal for any family buyers looking for a property that they are able to put their own stamp on, due to the size and the spacious accommodation throughout this would be perfect for those looking for their forever home. Situated in the popular location of Carlton, just a short distance away from a range of local amenities such as shops, eateries and excellent transport links into Nottingham City Centre as well as being within catchment to local schools. To the ground floor of the property is an entrance hall, three spacious reception rooms, a kitchen with a separate area which would be ideal for a utility space and a three piece bathroom suite. To the first floor of the property are four bedrooms serviced by a three piece bathroom suite with one of the rear bedrooms benefitting from a balcony overlooking the rear garden. Outside to the front of the property is a driveway and detached garage to provide ample off road parking, to the rear is a private enclosed garden with a lawn and a decked patio area - ideal for hosting during the warmer months.

MUST BE VIEWED







- Detached Family Home
- Four Bedrooms
- Three Reception Rooms
- Spacious Kitchen
- Two Bathrooms
- Driveway & Garage
- Private Rear Garden With Balcony
- Popular Location
- Spacious Throughout
- Must Be Viewed











GROUND FLOOR

Hall

3'1" x 2'10" (0.96m x 0.87m)

The entrance hall has carpeted flooring, coving to the ceiling and provides access into the property

Living Room

13'2" x 9'2" (4.02m x 2.80m)

The living room has carpeted flooring, coving to the ceiling, two radiators, wall mounted light fixtures, a TV point and UPVC double glazed sliding doors to access the rear garden

Dining Room

11'8" x 11'9" (3.58m x 3.60m)

The dining room has carpeted flooring, coving to the ceiling, two radiators, wall mounted light fixtures and a UPVC double glazed window to the front elevation

Family Room

11'9" x 12'2" (3.59m x 3.71m)

The family room has carpeted flooring, coving to the ceiling, two radiators, wall mounted light fixtures, an in-built under stairs cupboard and a UPVC double glazed window to the front elevation

Kitchen

13'5" x 13'5" (4.11m x 4.11m)

The kitchen has tiled effect flooring, a range of fitted base and wall units with a fitted countertop, a stainless steel sink and a half with a drainer and mixer taps, space for a freestanding cooker, partially tiled walls, space and plumbing for a washing machine, a radiator, space for a dining table, a double glazed window to the rear elevation and a door to access the rear garden

Utility

6'9" x 4'8" (2.06m x 1.43m)

This space has tiled effect flooring, a wall mounted boiler and a door to access the rear of the property

Bathroom

6'7" x 8'1" (2.02m x 2.48m)

The bathroom has tiled effect flooring, a low level flush WC, a bidet, a pedestal wash basin with stainless steel taps, a panelled bath with a wall mounted shower and glass shower screen, partially tiled walls, a radiator and a UPVC double glazed obscure window to the rear elevation

FIRST FLOOR

Landing

2'7" x 9'3" (0.81m x 2.82m)

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

Bedroom One

12'0" x 11'9" (3.68m x 3.59m)

The main bedroom has carpeted flooring, a TV point, two radiators, a range of full length wardrobes and a UPVC double glazed window to the front elevation

Bedroom Two

11'4" x 11'9" (3.47m x 3.59m)

The second bedroom has carpeted flooring, a radiator and a UPVC double glazed window to the front elevation

Bedroom Three

13'1" x 9'3" (4.01m x 2.83m)

The third bedroom has carpeted flooring, a radiator, a UPVC double glazed window to the rear elevation and a UPVC door to access the rear balcony

Bedroom Four

8'0" x 5'9" (2.44m x 1.76m)

The fourth bedroom has carpeted flooring, a radiator and a UPVC double glazed window to the rear elevation

Bathroom

7'7" x 4'11" (2.32m x 1.50m)

The bathroom has vinyl flooring, a low level flush WC, a pedestal wash basin with stainless steel taps, a panelled bath with chrome fixtures, partially tiled walls, an in-built cupboard, a radiator and a UPVC double glazed obscure window to the side elevation

OUTSIDE

Front

To the front of the property is a driveway to provide off road parking

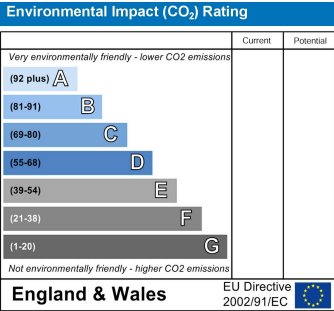
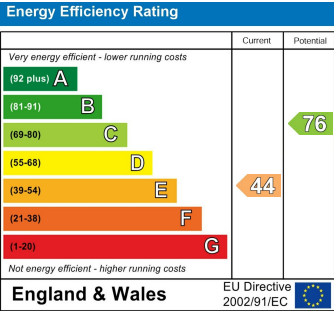
Rear

To the rear of the property is a private enclosed garden with a lawn, a variety of plants and shrubs, an outdoor tap, courtesy lighting and access into the detached garage

DISCLAIMER

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## FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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