

# HoldenCopley

PREPARE TO BE MOVED

Westdale Lane, Carlton, Nottinghamshire NG4 3NS

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Guide Price £340,000 - £370,000

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GUIDE PRICE: £340,000 - £360,000

NO UPWARD CHAIN...

This four bedroom detached house would be the perfect purchase for any growing family as the property offers an abundance of space throughout whilst being exceptionally well presented and sold to the market with no upward chain. This property benefits from having a complete renovation including a new central heating system, newly fitted bathroom and kitchen, recently re-wired, re-plumbed and much more making it ready for you to move straight in. To the ground floor is an entrance hall, a large living room, a conservatory, a stylish kitchen diner with integrated appliances and a W/C. The first floor carries three double bedrooms and a single bedroom serviced by a modern bathroom suite. Outside to the front is a driveway for off road parking and access into the garage. To the rear of the property is a fantastic sized south-facing garden - offering plenty of potential! This property is situated in a highly sought after location within reach of various local amenities and excellent schools together with easy access into Nottingham City Centre therefore we strongly recommend an early viewing.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Spacious Lounge / Diner
- Stylish Kitchen
- Integrated Appliances
- Conservatory & W/C
- Modern Bathrooms
- Fantastic Sized South-Facing Garden
- Driveway & Garage
- Sought After Location











GROUND FLOOR

Porch

The porch has tiled flooring, UPVC double glazed windows to the front elevation and a UPVC door providing access into the accommodation

Entrance Hall

The entrance hall has a radiator, engineered laminate flooring, carpeted stairs, recessed spotlights, a wall mounted thermostat

Living Room

27'6" x 11'1" (8.4 x 3.4)  
The living room has a UPVC double glazed bay window to the front elevation, carpeted flooring, two radiators, a TV point, recessed chimney breast alcove and a sliding patio door to the conservatory

Conservatory

15'8" x 9'6" (4.8 x 2.9)  
The conservatory has tiled flooring, a ceiling fan light, a polycarbonate roof, a radiator, a range of UPVC double glazed windows to the rear elevation and double French doors to the rear garden

Kitchen

17'4" x 6'6" (5.3 x 2.0)  
The kitchen has fitted base and wall units with concrete effect worktops, a stainless steel sink and a half with mixer taps and drainer, an integrated oven, an electric hob with an extractor fan, an integrated combi-microwave, an integrated fridge freezer, an integrated washer dryer, engineered wood laminate flooring, a radiator, tiled splash back, recessed spotlights, a UPVC double glazed window to the side elevation, a skylight window and double French doors to the rear elevation

W/C

4'7" x 3'3" (1.4 x 1.0)  
This space has a low level flush W/C, a wash basin, tiled splash back, engineered laminate flooring and a radiator

FIRST FLOOR

Landing

The landing has carpeted flooring, recessed spotlights, access to the loft with lighting and access to the first floor accommodation

Master Bedroom

12'1" x 11'1" (3.7 x 3.4)  
The main bedroom has a UPVC double glazed window to the front elevation, carpeted flooring and a radiator

Bedroom Two

13'5" x 11'1" (4.1 x 3.4)  
The second bedroom has a UPVC double glazed window to the rear elevation, carpeted flooring and a radiator

Bedroom Three

12'1" x 10'5" (3.7 x 3.2)  
The third bedroom has a UPVC double glazed window to the front and rear elevation, carpeted flooring and a radiator

Bedroom Four

6'10" x 6'10" (2.1 x 2.1)  
The fourth bedroom has a UPVC double glazed window to the front elevation, carpeted flooring and a radiator

Bathroom

9'6" x 6'6" (2.9 x 2.0)  
The bathroom has a low level flush W/C, a vanity unit wash basin, a walk in shower enclosure, tiled flooring, partially tiled walls, a chrome heated towel rail, recessed spotlights and a UPVC double glazed obscure window to the rear elevation

OUTSIDE

Front

To the front of the property is a tiered garden with steps leading to the front door, a double width driveway, access into the garage and gated access into the garden

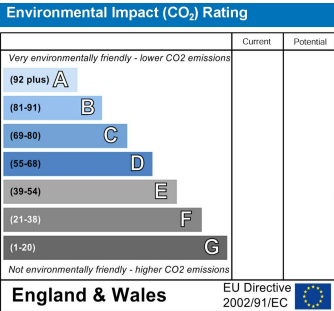
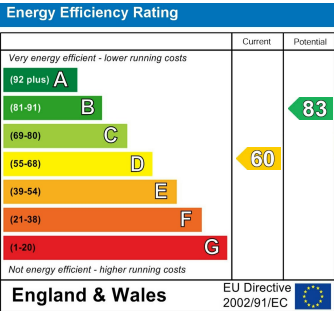
Rear

To the rear of the property is a private enclosed south-facing garden with a paved patio area, a power socket, a dwarf wall, a lawn, courtesy lighting, hedged borders, fence panelling, a single door into the garage and gated access

DISCLAIMER

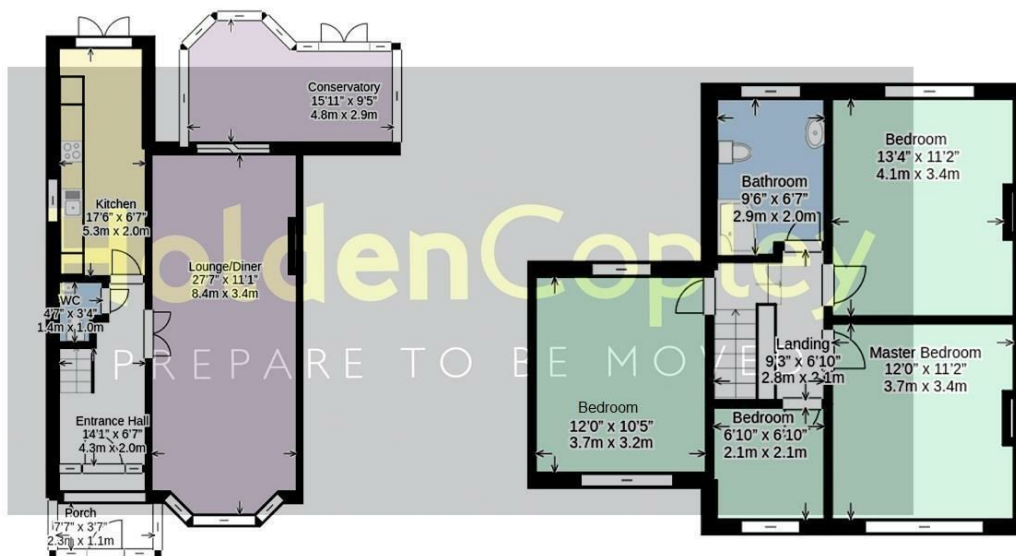
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.



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Approx. Gross Internal Area of the Ground floor:  
**663.16 Sq Ft - 61.61 Sq M**  
Approx. Gross Internal Area of the Entire Property:  
**1232.58 Sq Ft - 114.51 Sq M**

Approx. Gross Internal Area of the 1st floor:  
**569.41 Sq Ft - 52.9 Sq M**  
Approx. Gross Internal Area of the Entire Property:  
**1232.58 Sq Ft - 114.51 Sq M**

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