

HoldenCopley

PREPARE TO BE MOVED

Carlton Hill, Carlton, Nottinghamshire NG4 IFY

Guide Price £250,000 - £280,000

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GUIDE PRICE ... £250,000 - £270,000.

SPACIOUS FAMILY HOME IN A POPULAR LOCATION...

This three-bedroom semi-detached house is full of character, boasting original features throughout. Perfectly positioned in a popular location, it has local shops, supermarkets, cafés, restaurants, schools and excellent transport links to Nottingham City Centre right on your doorstep. On the ground floor, the entrance hall leads into a spacious and versatile reception room, a formal dining room, and a fitted kitchen designed for everyday cooking. There is also a generous living room, along with the added convenience of a utility room and cloakroom. Upstairs, the property offers three well-proportioned double bedrooms, a family bathroom, and a separate shower room. Outside, the front of the home benefits from a driveway providing off-road parking and access to the garage, framed by established shrubs. To the rear, a private garden awaits, featuring a patio area, a variety of mature plants, shrubs and trees, as well as a greenhouse, summer house and a pond, ideal for enjoying the outdoors.

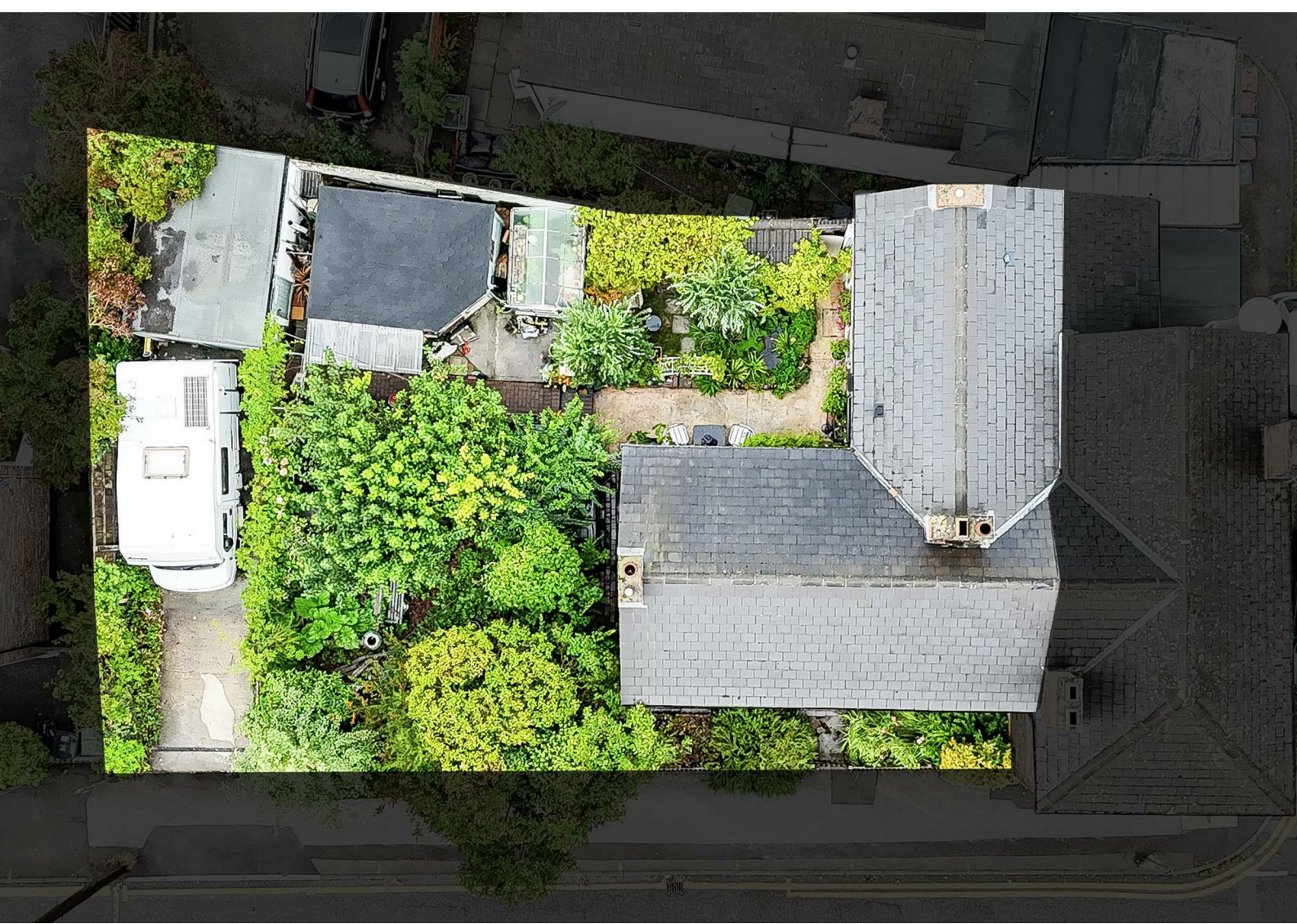
MUST BE VIEWED!





- Semi-Detached House
- Three Double Bedrooms
- Three Spacious Reception Rooms
- Fitted Kitchen
- Utility Room
- Family Bathroom & Shower Room
- Driveway & Garage
- Private Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

3*8" x 2*11" (1.13 x 0.91)

The entrance hall has wooden flooring, ceiling coving and a single door providing access into the accommodation.

Study

12*8" x 12*2" (3.87 x 3.72)

The study has wooden flooring, a radiator, ceiling coving, a ceiling rose, fitted cupboard, a recessed chimney breast alcove with a feature log burner and an ornate wooden surround and a window to the front elevation.

Dining Room

12*3" x 12*0" (3.75 x 3.68)

The dining room has wooden flooring, a radiator, ceiling coving, a ceiling rose, a feature fireplace and a window to the front elevation.

Kitchen

11*10" x 8*5" (3.63 x 2.58)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer and a swan neck mixer tap, an integrated oven and a gas ring hob, space and plumbing for a washing machine & dishwasher, space for a fridge freezer, partially tiled walls, ceiling coving, tiled flooring and a window to the rear elevation.

Living Room

13*11" x 11*11" (4.01 x 3.64)

The living room has wooden flooring, a radiator, ceiling coving, a ceiling rose, a feature fireplace, a window to the rear elevation and a single door providing access to the rear garden.

Hallway

7*0" x 4*1" (2.15 x 1.27)

The hallway has tiled flooring, ceiling coving, access to the cloak room and a single door providing access to the rear garden.

Utility Room

9*0" x 3*3" (2.75 x 1.00)

The utility room has tiled flooring, a wall-mounted boiler, ample storage space and a window to the rear elevation.

FIRST FLOOR

Landing

10*0" x 3*4" (3.07 x 1.02)

The landing has wooden flooring, ceiling coving, a window to the side elevation and access to the first floor accommodation.

Master Bedroom

12*6" x 12*0" (3.82 x 3.66)

The main bedroom has wooden flooring, a radiator, ceiling coving, a ceiling rose, a walk-in closet, an original fireplace and a window to the front elevation.

Bedroom Two

13*0" x 11*10" (3.98 x 3.63)

The second bedroom has wooden flooring, a radiator, ceiling coving, a ceiling rose, an original fireplace and a window to the side elevation.

Bedroom Three

12*8" x 12*1" (3.87 x 3.70)

The third bedroom has wooden flooring, a radiator, ceiling coving, a ceiling rose, an original fireplace and a window to the front elevation.

Bathroom

8*5" x 8*5" (2.58 x 2.57)

The bathroom has a concealed low level dual flush W/C, a vanity storage unit with a wash basin, a panelled bath with an overhead rainfall shower and a hand held shower head, a radiator, an in-built cupboard, partially tiled walls, ceiling coving, wooden flooring and an internal stained glass window.

Shower Room

8*11" x 3*2" (2.73 x 0.98)

The shower room has a low level dual flush W/C, a vanity storage unit with a wash basin, a shower with an electric shower fixture, a heated towel rail, partially tiled walls, tiled flooring and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking, access to the garage, gated access to the rear garden, a range of established shrubs, a picket fence and hedge border boundaries.

Rear

To the rear is an enclosed private garden with a concrete patio area, a variety of mature plants and shrubs & trees, a greenhouse and summer house and a pond.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band B

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

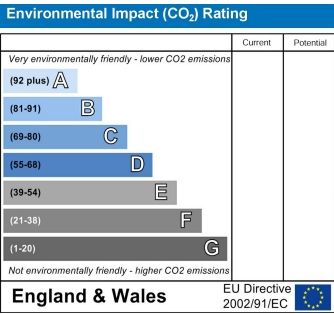
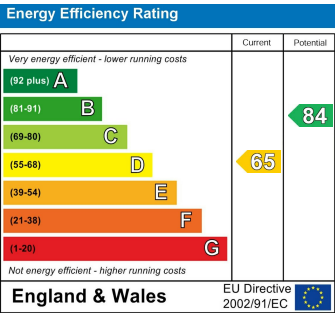
The vendor has advised the following:

Property Tenure is Freehold

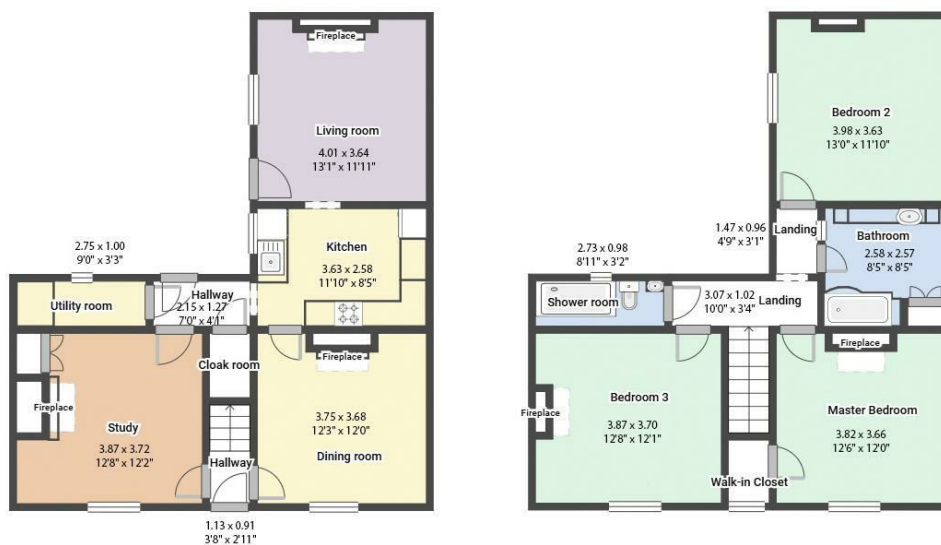
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to 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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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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0115 7734300

906A Woodborough Road, Mapperley, Nottingham, NG3 5QR

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk

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