

HoldenCopley

PREPARE TO BE MOVED

Southcliffe Road, Carlton, Nottinghamshire NG4 IES

Guide Price £280,000 - £300,000

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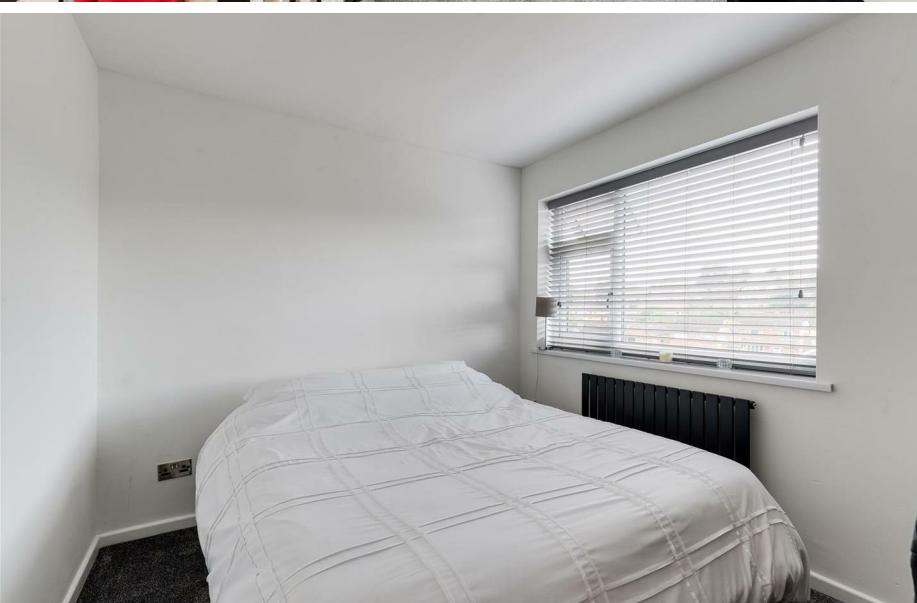
GUIDE PRICE £280,000 - £300,000

BEAUTIFULLY PRESENTED DETACHED FAMILY HOME...

This immaculately presented three-bedroom detached house is perfect for a variety of buyers looking for a move-in-ready home. Located in a popular area, this property is within close proximity to numerous local amenities, including the scenic Colwick Country Park, shops, excellent transport links and great school catchments. The ground floor welcomes you with a porch leading into a spacious living room, ideal for relaxation and entertaining. The modern fitted kitchen, equipped with contemporary appliances and ample storage, is complemented by a utility room for added convenience. Additionally, the ground floor includes a passage, a versatile gym room and a storage garage, providing space for all your needs. Upstairs, the first floor offers three well-appointed bedrooms, a three-piece shower room, and access to a loft, providing additional storage space. Externally, the property boasts a driveway at the front, ensuring convenient off-road parking. The rear of the house features a south-facing private tiered garden with two wooden decked seating areas, a barked area, decorative stones, raised wooden planters with various plants - the perfect for space for outdoor dining, and enjoying the sun. This detached house combines spacious accommodation with a prime location, making it an excellent choice for discerning buyers.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen
- Utility Room
- Three Piece Shower Room
- Versatile Gym Room
- Off-Road Parking & Storage Garage
- Private South-Facing Rear Garden
- Must Be Viewed





GROUND FLOOR

Porch

5'10" x 5'10" (1.80 x 1.80)

The porch has wood-effect flooring, recessed spotlights and a single composite door.

Living Room

16'9" x 12'6" (5.11 x 3.83)

The living room has a UPVC double-glazed window to the front elevation, wood-effect flooring, carpeted stairs, a radiator, a built-in media wall with a fish tank, recessed spotlights and open access to the kitchen.

Kitchen

17'5" x 9'6" (5.31 x 2.91)

The kitchen has a range of fitted base and wall units with worktops, a fitted breakfast bar, a sink with a drainer and a mixer tap, an integrated oven and fridge-freezer, an electric hob with an extractor fan, tiled flooring, kickboard lighting, partially tiled walls, a vertical radiator, recessed spotlights, a UPVC double-glazed window to the rear elevation, a single UPVC door providing access into the utility room and double French doors providing access out to the garden.

Utility Room

10'5" x 7'10" (3.18 x 2.39)

The utility has a fitted base unit with a worktop, space and plumbing for a washing machine, partially tiled walls, tiled flooring, a vertical radiator, a heated towel rail, recessed spotlights, a skylight, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access out to the garden.

Passage

15'7" x 2'11" (4.76 x 0.90)

The passage has a polycarbonate roof, a single UPVC door and a single wooden door providing access into the utility room.

Gym

17'0" x 11'8" (5.20 x 3.57)

The gym has wood-effect flooring and a single-glazed window to the side elevation.

Garage

9'11" x 4'2" (3.03 x 1.29)

The garage has an up and over door, shelving and a single composite door providing access into the gym.

FIRST FLOOR

Landing

8'8" x 6'4" (2.65 x 1.95)

The landing has carpeted flooring, an oak and glass balustrade, recessed spotlights, a built-in cupboard and a UPVC double-glazed window to the side elevation.

Master Bedroom

12'8" x 10'0" (3.87 x 3.07)

The master bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a panelled feature wall, fitted wardrobes with fitted shoe racks and two wall-mounted light fixtures.

Bedroom Two

10'6" x 8'9" (3.22 x 2.69)

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

Bedroom Three

7'1" x 6'4" (2.17 x 1.95)

The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and access to the loft.

Bathroom

5'9" x 5'1" (1.77 x 1.56)

The bathroom has a low level flush W/C, a wall-mounted wash basin with fitted storage, a corner fitted shower enclosure with a mains-fed over the head rainfall shower, tiled flooring and walls, a heated towel rail, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway.

Rear

To the rear of the property is a south-facing private tiered garden with two wooden decked seating areas, a barked area, decorative stones, raised wooden planters with various plants and fence panelled boundaries.

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- 1000 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

Phone Signal – All 4G, most 3G & 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band C

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.

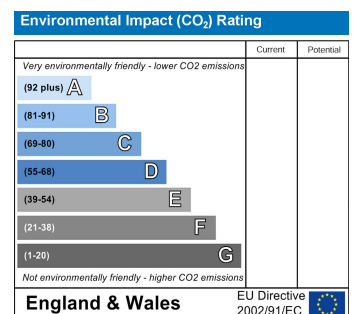
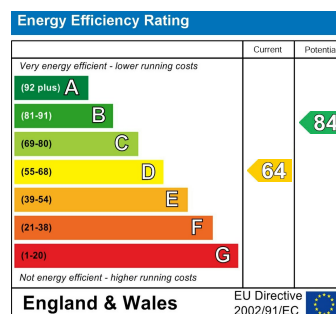
The vendor has advised the following:

Property Tenure is Freehold

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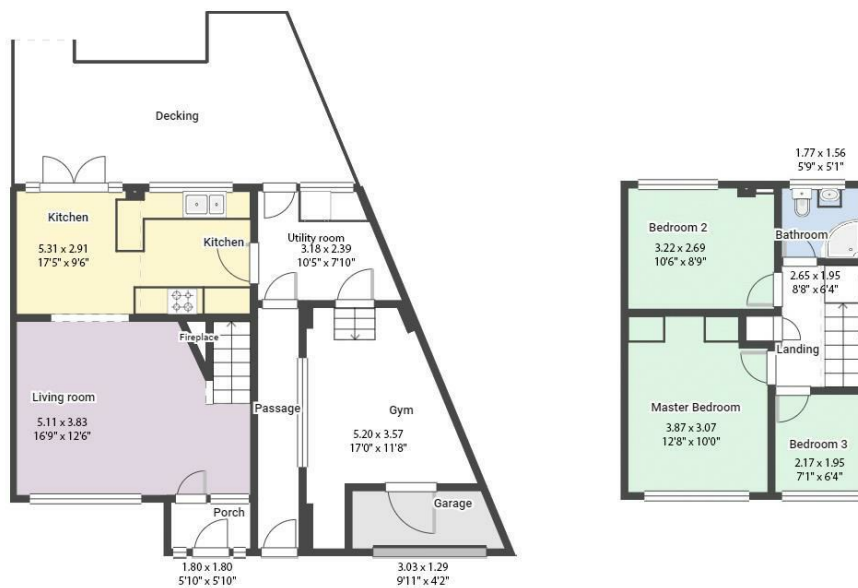
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport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