

HoldenCopley

PREPARE TO BE MOVED

Veronica Drive, Carlton, Nottinghamshire NG4 3QS

Guide Price £280,000 - £300,000

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NO UPWARD CHAIN...

A well-presented three-bedroom detached dormer bungalow, offered to the market with no upward chain and positioned in a quiet cul-de-sac within a popular and convenient location, close to local amenities, a range of schools, and excellent transport links. The property has benefited from recent improvements including a newly installed boiler and a new staircase. The accommodation begins with an entrance hall providing access to the main living spaces. The spacious living room offers a comfortable setting for everyday living, while the fitted kitchen benefits from ample worktop and storage space. A separate dining room enjoys access out to the rear garden, making it ideal for both daily use and entertaining. Also to the ground floor is a stylish three-piece bathroom suite and a well-proportioned double bedroom. To the first floor are two further double bedrooms, offering flexible accommodation suitable for family living, guests or home working. Externally, the front of the property features a driveway providing off-road parking, along with a garden area planted with a variety of shrubs and plants. To the rear is a private and well-maintained garden, comprising a decked seating area, a lawn, and a patio seating area with a pergola, as well as a wooden shed providing useful garden storage.

MUST BE VIEWED!





- Detached Dormer Bungalow
- Three Double Bedrooms
- Two Reception Rooms
- Modern Kitchen
- Stylish Bathroom
- Driveway
- Private Rear Garden
- No Upward Chain
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

9'10" max x 9'8" (3.02m max x 2.96m)

The entrance hall has tiled flooring, carpeted stairs, a radiator, recessed spotlights and a single UPVC door providing access into the accommodation.

Living Room

16'11" x 11'0" (5.17m x 3.37m)

The living room has tiled flooring, a radiator, ceiling coving, a feature fireplace and three UPVC double-glazed windows to the side and front elevations.

Kitchen

15'0" x 11'0" (4.59m x 3.36m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a drainer and a mixer tap, an integrated oven, a gas ring hob and extractor hood, partially tiled walls, a vertical radiator, recessed spotlights, an in-built cupboard, tiled flooring and two UPVC double-glazed windows to the rear and side elevation.

Dining Room

13'8" x 7'10" (4.19m x 2.41m)

The dining room has tiled flooring, a radiator, ceiling coving, a single UPVC door and a sliding patio door both providing access to the rear garden.

Bathroom

7'11" x 5'10" (2.43m x 1.78m)

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a panelled bath with an overhead rainfall shower and a handheld shower head, a heated towel rail, partially tiled walls, ceiling coving, an extractor fan, wood-effect flooring and a UPVC double-glazed obscure window to the rear elevation.

Bedroom Three

9'11" max x 9'6" (3.03m max x 2.92m)

The third bedroom has tiled flooring, a radiator, ceiling coving and a UPVC double-glazed window to the front elevation.

FIRST FLOOR

Landing

6'11" x 5'4" (2.11m x 1.63m)

The landing has carpeted flooring, in-built storage cupboards and access to the first floor accommodation.

Master Bedroom

15'10" into eaves x 11'1" (4.84m into eaves x 3.39m)

The main bedroom has carpeted flooring, a radiator, storage in the eaves and a UPVC double-glazed window to the rear elevation.

Bedroom Two

21'1" (max) into eaves x 9'7" (6.44m (max) into eaves x 2.94m)

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

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking, gated access to the rear garden and a range of plants and shrubs.

Rear

To the rear of the property is an enclosed private garden with a decked seating area, a paved patio area, a lawn, a wooden pergola, a wooden shed and fence paneling boundaries.

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

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

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

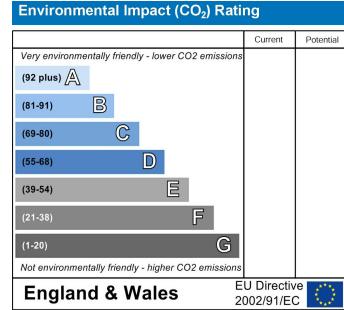
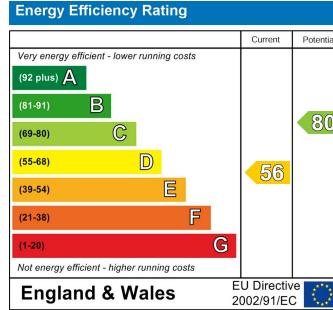
Flood Risk – No flooding in the past 5 years

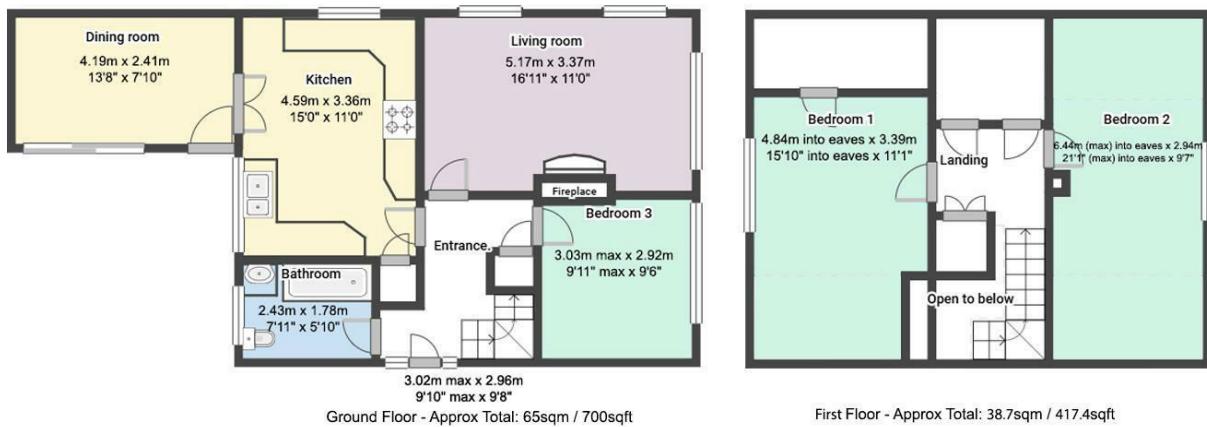
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





This floorplan is for illustrative purposes only.

All measurements, positions of walls, doors, windows, fittings and appliances are approximate, not to scale and should not be relied upon as a statement of fact. HoldenCopley, their clients and employees are not authorised to make or give any representations or warranties in relation to the property. No responsibility is taken for any statement that may be made in these particulars, which do not form part of any offer or contract. Areas, measurements and distances are approximate. Text, photographs and plans are for guidance only and may not be comprehensive. Planning, building regulation or other consents should not be assumed, and no services or equipment have been tested. Purchasers must make their own investigations before entering any agreement.

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