

# HoldenCopley

PREPARE TO BE MOVED

South View Road, Carlton, Nottinghamshire NG4 3QU

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Guide Price £270,000 - £325,000

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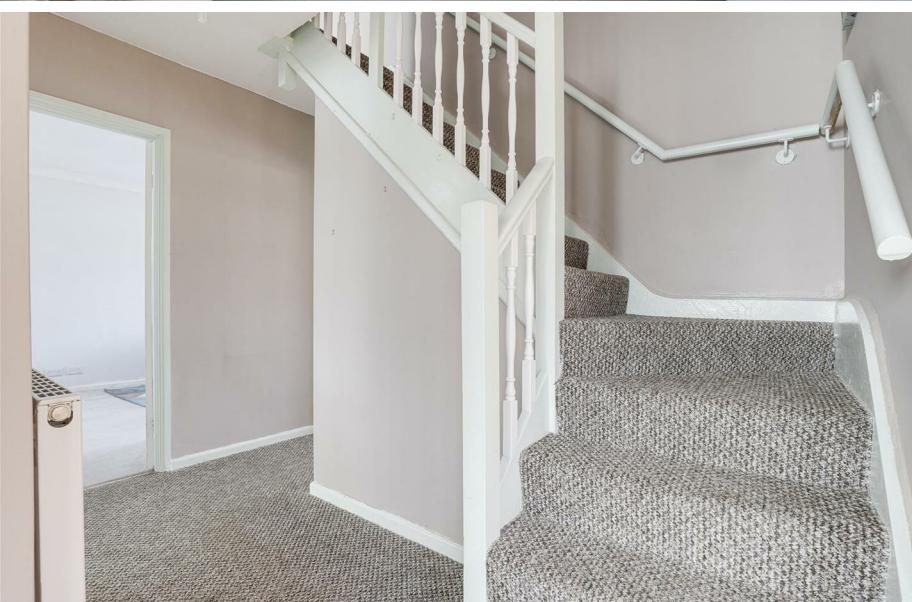
GUIDE PRICE: £270,000 - £290,000

NO UPWARD CHAIN...

This well-maintained and beautifully presented three-bedroom detached chalet bungalow is offered to the market with no upward chain and is ready for immediate occupation. Situated in a highly sought-after location within Carlton, the property is conveniently positioned close to a range of local shops, amenities, excellent transport links, and reputable schools, making it the perfect purchase for a range of buyers. Internally, the property boasts spacious and versatile accommodation throughout, finished to a high standard. The ground floor comprises a welcoming entrance hall, a bright and airy living room featuring a fireplace, and a contemporary fitted kitchen with sleek modern units, quartz worktops, a central island, and a range of integrated appliances. The kitchen opens into a conservatory with a recently replaced roof and skylight window, providing an ideal additional living space with lovely views across the sun-soaked rear garden. Completing the ground floor is a modern wet-room style shower suite and a double bedroom. To the first floor are two further double bedrooms, both benefiting from eaves storage and additional fitted storage solutions, offering ample room for comfortable living along with a bathroom suite. Outside, the property enjoys a low-maintenance rear garden with a patio area, a useful garden shed, and plenty of sun exposure throughout the day. To the front is a driveway providing off-street parking for multiple vehicles, along with access to a detached garage.

MUST BE VIEWED





- Detached Chalet Bungalow
- Three Double Bedrooms
- Good-Sized Living Room
- Stylish Fitted Kitchen With Appliances
- Conservatory With New Roof & Sky Lantern Rooflight
- Wet-Room Style Shower Suite & First Floor Bathroom
- Driveway & Garage
- Low Maintenance Garden
- Sought-After Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

10'2" x 9'8" (3.11m x 2.96m)

The entrance hall has carpeted flooring, wall-mounted coat hooks, a radiator, an in-built under-stair cupboard UPVC double-glazed obscure windows to the side elevation, and a single UPVC door providing access into the accommodation.

### Living Room

16'11" x 10'10" (5.16m x 3.32m)

The living room has UPVC double-glazed windows to the front and side elevation, carpeted flooring, a TV point, coving to the ceiling, a feature fireplace with a decorative surround, and a radiator.

### Kitchen

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

The kitchen has a range of fitted shaker-style base and wall units with a central island and Quartz worktops, a ceramic sink with a swan neck mixer tap and drainer, an integrated dishwasher, an integrated fridge freezer, a freestanding range cooker and washing machine, an extractor hood, tiled splashback, wooden flooring, recessed spotlights, UPVC double-glazed windows to the side and rear elevation, and a single stable-style wooden door with a glass insert leading into the conservatory.

### Conservatory

12'4" x 7'8" (3.76m x 2.36m)

The conservatory has tiled flooring, a radiator, a panelled ceiling with a sky lantern rooflight, a range of UPVC double-glazed windows with stained-glass inserts and integral blinds to the sides and rear elevation, and double French doors opening out to the garden.

### Bathroom

8'0" x 5'10" (2.45m x 1.78m)

The bathroom has a low level dual flush WC, a wash basin with fitted storage underneath, a wall-mounted mirrored cabinet, a wet-room style shower enclosure with an overhead rainfall shower, a handheld shower head and wall-mounted fixtures, non-slip vinyl flooring, waterproof splashback, a matte black heated towel rail, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

### Bedroom Three

10'1" x 9'7" (3.08m x 2.94m)

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

## FIRST FLOOR

### Landing

6'10" x 5'10" (2.10m x 1.79m)

The landing has carpeted flooring, multiple in-built cupboards, access to the boarded loft, and provides access to the first floor accommodation.

### Bedroom One

11'1" x 10'11" (3.38m x 3.35m)

The first bedroom has a UPVC double-glazed window to the rear elevation, laminate flooring, eaves storage access, and a radiator.

### Bedroom Two

10'11" x 9'7" (3.33m x 2.94m)

The second bedroom has a UPVC double-glazed window to the front elevation, laminate flooring, eaves storage access, and a radiator.

### Bathroom

6'9" x 5'8" (2.07m x 1.75m)

The bathroom has a low level flush WVC, a wash basin with chrome legs, a roll top double-ended bath with central taps and a handheld shower head, wood-effect flooring, waterproof splashback, a 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 block-paved driveway with double gated access to further off-road parking to the side and a detached garage, complete with artificial lawned areas.

### Garage

The garage has a window to the side elevation and an up-and-over door opening out onto the front driveway.

### Rear

To the rear of the property is a private enclosed low maintenance garden with patio, grab rails, a shed, external lighting, raised planters, and fence panelled boundaries.

## ADDITIONAL INFORMATION

Broadband Networks - Openreach, Virgin Media

Broadband Speed - Ultrafast available- 1800 Mbps (download) 220 Mbps (upload)

Phone Signal - Good 4G / 5G coverage

Electricity - Mains Supply

Water - Mains Supply

Heating - Gas Central Heating - Connected to Mains Supply

Septic Tank - No

Sewage - Mains Supply

Flood Risk - No flooding in the past 5 years+

Flood Risk Area - Very low risk

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.

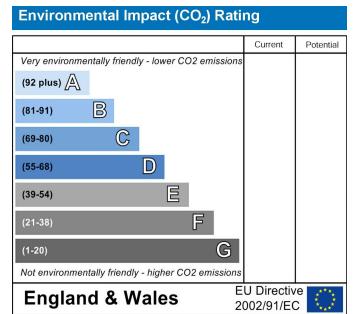
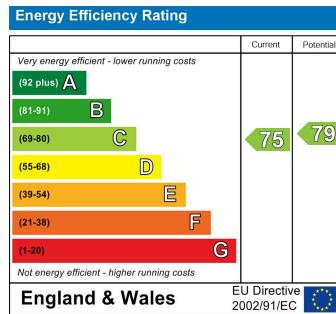
The vendor has advised the following:

Property Tenure is Freehold

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All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
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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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