

# HoldenCopley

PREPARE TO BE MOVED

Foxhill Road, Carlton, Nottinghamshire NG4 1PZ

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## Offers In The Region Of



Foxhill Road, Carlton, Nottinghamshire NG4 1PZ





## BEAUTIFULLY PRESENTED DETACHED FAMILY HOME...

This well-presented detached family home is situated in the ever-popular residential area of Carlton, within easy reach of excellent local amenities, schools, transport links, and picturesque green spaces. Beautifully maintained throughout and offering a wealth of accommodation, this property is ideal for any growing family looking for a home they can move straight into. Internally, the ground floor comprises an inviting entrance hall, a bay-fronted living room with open access into the dining room, and a modern fitted kitchen featuring shaker-style units, stone-effect worktops, and a breakfast bar. Completing the ground floor is a convenient W/C. To the first floor are three well-proportioned bedrooms, including a spacious bay-fronted master, serviced by a modern four-piece bathroom suite. Outside, the property boasts off-street parking to the front, while the rear offers a well-maintained, private garden with decked and paved seating areas, a pergola, a lawn, decorative planting, and access to a detached garage—perfect for additional storage or potential workshop use.

MUST BE VIEWED







- Detached Family Home
- Three Well-Proportioned Bedrooms
- Bay Fronted Living Room
- Open Access Dining Room
- Modern Fitted Kitchen With A Breakfast Bar
- Ground Floor W/C
- Modern Four Piece Bathroom Suite
- Off-Street Parking
- Well-Presented Rear Garden & Garage
- Must Be Viewed











GROUND FLOOR

Entrance Hall

11'3" x 5'11" (3.43m x 1.82m)

The entrance hall has tiled flooring, carpeted stairs, a radiator, understairs storage, single-glazed wood-framed obscure windows to the front elevation, and a single door providing access into the accommodation.

Living Room

14'6" x 10'10" (4.43m x 3.31m)

The living room has parquet-style flooring, a radiator, a UPVC double-glazed bay window to the front elevation, and open access into the dining room.

Dining Room

11'3" x 10'9" (3.43m x 3.28m)

The living room has parquet-style flooring, two vertical radiators, UPVC double-glazed windows to the rear elevation, a single door leading out to the rear garden, and open access into the kitchen.

Kitchen

6'9" x 13'11" (2.06m x 4.25m)

The kitchen has a range of fitted shaker-style base and wall units with stone-effect worktops and a breakfast bar, a ceramic sink and a half with a swan neck mixer tap and a drainer, an integrated five-ring gas hob with a splashback and angled extractor an, an integrated double-oven, an integrated wine fridge, space and plumbing for both a washing machine and dishwasher, vinyl flooring, a UPVC double-glazed window to the rear elevation, recessed spotlights, and a single door providing side access.

W/C

3'1" x 5'9" (0.96m x 1.76m)

This space has a low level flush W/C, a wall-mounted vanity-style wash basin with a mixer tap, vinyl flooring, a radiator, partially tiled walls, a wall-mounted boiler, a panelled ceiling, recessed spotlights, and a UPVC double-glazed window to the side elevation.

FIRST FLOOR

Landing

5'10" x 7'4" (1.80m x 2.24m)

The landing has wood-effect flooring, a UPVC double-glazed obscure window to the side elevation, access to the loft, and provides access to the first floor accommodation.

Master Bedroom

15'2" x 10'11" (4.63m x 3.33m)

The main bedroom has wood-effect flooring, a radiator, and a UPVC double-glazed bay window to the front elevation.

Bedroom Two

10'10" x 11'4" (3.32m x 3.46m)

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

Bedroom Three

8'11" x 5'10" (2.74m x 1.80m)

The third bedroom has wood-effect flooring, a radiator, and a UPVC double-glazed window to the front elevation.

Bathroom

7'11" x 7'9" (2.41m x 2.36m)

The bathroom has a low level flush W/C, a vanity style wash basin with a mixer tap, a panelled bath with a floor-mounted tap and shower, a shower enclosure with a ceiling-mounted rainfall shower fixture, vinyl flooring, tiled walls, a heated towel rail, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a gravelled driveway, a lawned area, a raised planter, decorative greenery, gated access to the rear, and fence panelled boundaries.

Rear

To the rear of the property is a private enclosed garden with a range of decked and paved patio seating areas, a pergola, a garage, a lawn, decorative greenery, and fence panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

Phone Signal – All 4G and some 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – Please note that this property is subject to restrictive covenants as set out in the title deeds. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property. Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.

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.

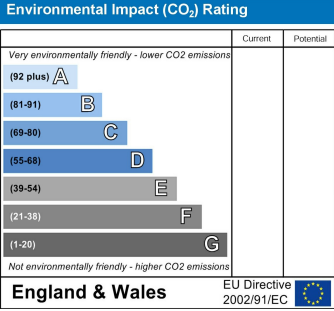
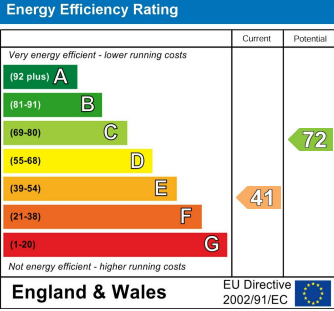
The vendor has advised the following:

Property Tenure is freehold.

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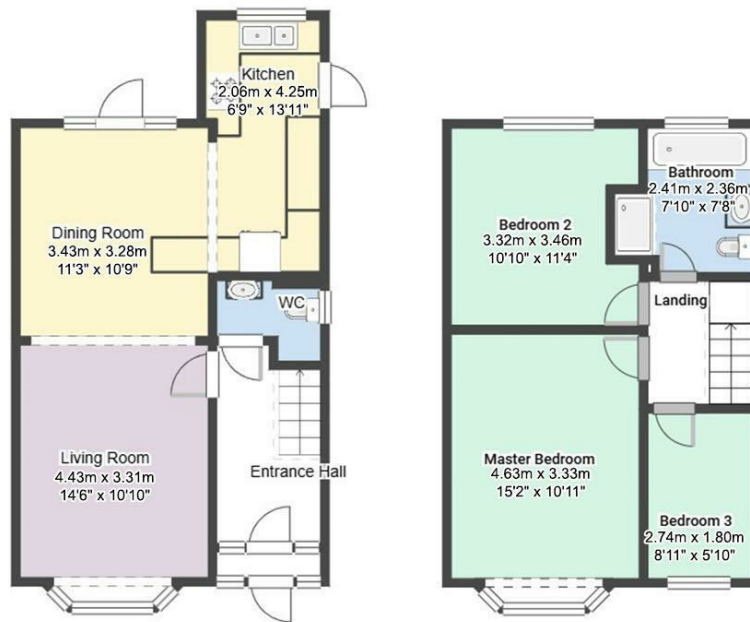
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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



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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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