

# HoldenCopley

PREPARE TO BE MOVED

Prospect Road, Carlton, Nottinghamshire NG4 1LX

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Guide Price £350,000

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GUIDE PRICE £350,000 - £375,000

PRESENTED TO A HIGH-STANDARD THROUGHOUT...

This three bedroom detached house is a credit to the current owners for transforming the place to create a beautiful home anyone would be proud of! This property benefits from a bespoke kitchen fitted by Impressions in Nottingham and a stylish bathroom whilst also maintaining many of it's original features. Situated in a popular location within close proximity to local amenities such as shops, eateries, excellent transport links into the City Centre, Carlton Forum Leisure Centre and is within catchment area to great schools including The Carlton Academy and many more. To the ground floor there is a porch, an entrance hall, a bay-fronted living room with a feature fireplace, a bespoke modern fitted kitchen/diner and a W/C. The first floor carries three bedrooms which are serviced by a stylish three-piece bathroom suite. To the front of the property is a driveway providing off-road parking for multiple cars and to the rear is a private enclosed garden with a well-maintained lawn, two stone paved seating areas and a summer house and workshop both benefitting from having electricity and power points.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Bay-Fronted Living Room
- Bespoke Kitchen/Diner Fitted

By Impressions Nottingham

- Ground Floor W/C
- Stylish Three-Piece Bathroom

Suite

- Ample Storage Space
- Integral Security Alarm
- Private Enclosed Garden
- Off-Road Parking





## GROUND FLOOR

### Porch

The porch has UPVC double French doors providing access into the accommodation

### Entrance Hall

14'10" x 6'3" (4.54m x 1.92m)

The entrance hall has engineered oak flooring, carpeted stairs, an in-built cloak cupboard, an under-stair cupboard, a cast iron radiator and coving to the ceiling

### Living Room

13'4" into bay x 11'0" (4.08m into bay x 3.37m)

The living room has carpeted flooring, a feature fireplace with a decorative surround, a TV point, a radiator, a picture rail, coving to the ceiling and a UPVC double glazed bay window to the front elevation

### Kitchen/Diner

22'7" max x 17'3" max (6.89m max x 5.28m max)

The bespoke fitted kitchen/diner has a range of fitted base and wall units with Silestone worktops and splashback, an undermount sink with drainer grooves and a swan neck mixer tap, an integrated oven and an extractor fan, an integrated microwave, an integrated induction hob, an integrated washing machine and tumble dryer, an integrated dishwasher, a freestanding wine fridge, space for a fridge freezer, a feature island, a feature log burner with a wooden mantelpiece, a TV point, a cast iron radiator, Karndean flooring, recessed spotlights, three Velux windows, two UPVC double glazed windows to the rear elevation and UPVC double French doors providing access to the rear garden

### W/C

5'3" x 2'4" (1.62m x 0.72m)

This space has a low-level dual flush W/C, a vanity-style wash basin with a stainless steel mixer tap, partially panelled walls, engineered oak flooring and a UPVC double glazed obscure window to the side elevation

## FIRST FLOOR

### Landing

The landing has carpeted flooring, a UPVC double glazed obscure window to the side elevation, coving to the ceiling and provides access to the insulated and partially boarded loft with lighting via a drop-down ladder and first floor accommodation

### Bedroom One

13'11" into bay x 10'7" (4.25m into bay x 3.23m)

The main bedroom has carpeted flooring, a feature panelled wall, a cast iron radiator, a picture rail, coving to the ceiling and a UPVC double glazed bay window to the front elevation

### Bedroom Two

12'0" x 10'7" (into the wardrobe) (3.68m x 3.23m (into the wardrobe))

The second bedroom has carpeted flooring, a range of Hammonds fitted wardrobes, a cast iron radiator, a picture rail, coving to the ceiling and a UPVC double glazed window to the rear elevation

### Bedroom Three

7'8" x 6'10" (2.36m x 2.09m)

The third bedroom has carpeted flooring, a cast iron radiator, coving to the ceiling and a UPVC double glazed window to the front elevation

### Bathroom

6'11" x 6'3" (2.13m x 1.91m)

The bathroom has a low-level dual flush, a vanity-style wash basin with a fitted storage unit, a 'P' shaped bath with a hand-held shower fixture, a glass shower screen, a chrome heated towel rail, partially tiled walls, tiled flooring, 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 providing off-road parking for multiple cars, gated access to the rear garden, security lighting and decorative plants and shrubs

### Rear

To the rear of the property is a large private enclosed garden with two stone paved seating areas, a well-maintained lawn, a stone pebbled area, decorative plants and shrubs, courtesy lighting and a summer house, a garden shed and a workshop with power points and lighting

### DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band C

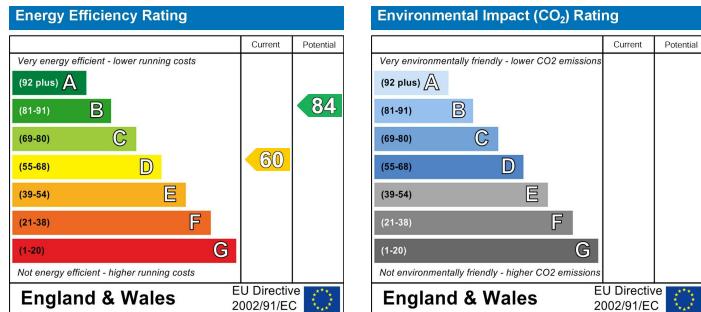
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The vendor has advised the following:  
Property Tenure is Freehold

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