

# HoldenCopley

PREPARE TO BE MOVED

First Avenue, Carlton, Nottinghamshire NG4 1PD

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£295,000

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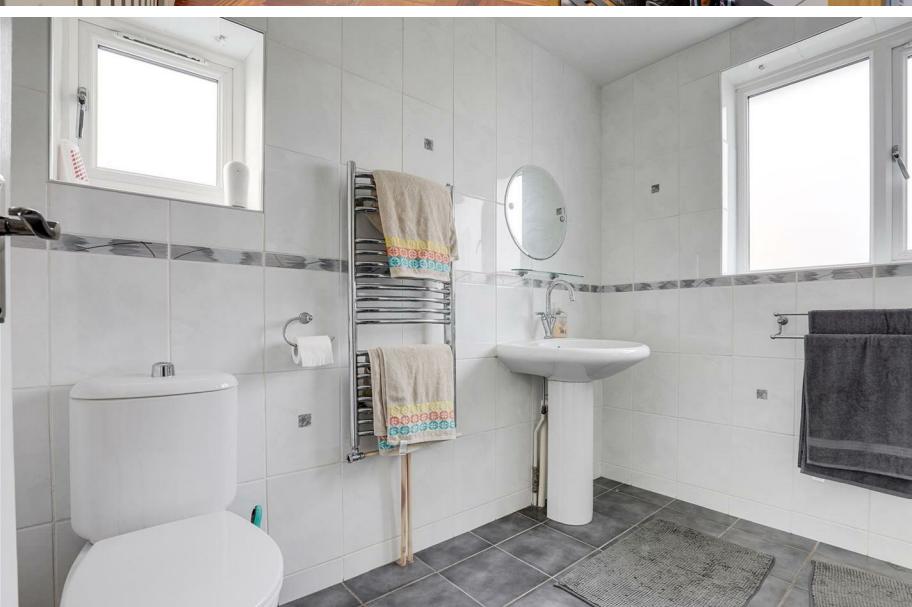
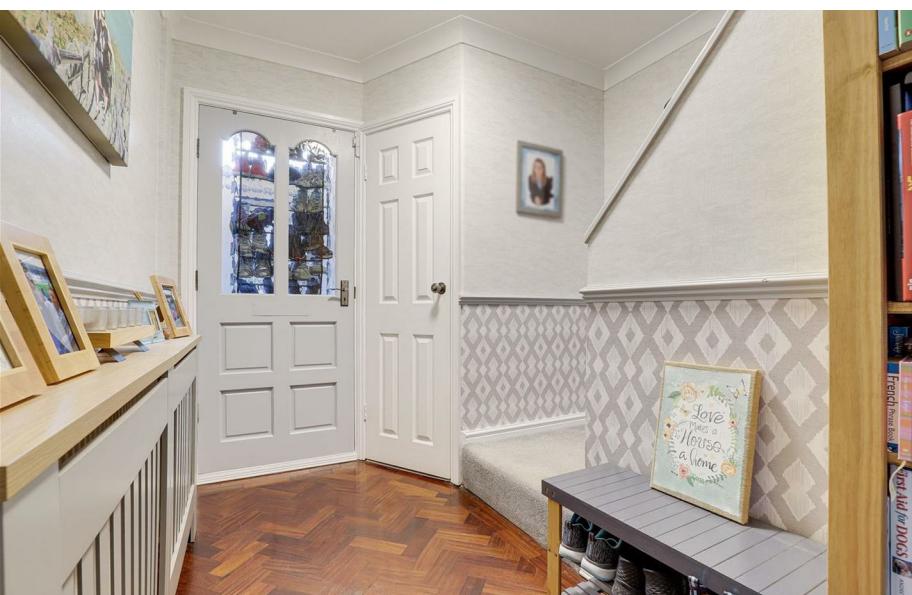


## DETACHED HOUSE...

Nestled on a desirable corner plot in a sought-after location, this detached family home offers the perfect blend of comfort, convenience, and space. With easy access to local shops, well-regarded schools, and a range of amenities, as well as excellent transport links, this property is ideal for a growing family. The ground floor welcomes you with a bright and inviting entrance hall with access into the cloakroom cupboard, and a further storage cupboard. The spacious living room flows seamlessly into the fitted kitchen, which offers access to a charming conservatory. The conservatory opens out to the side and rear gardens, creating a wonderful space for both relaxation and entertaining. Upstairs, the first floor boasts three well-proportioned bedrooms, with the main bedroom having fitted wardrobes. complemented by a modern three-piece bathroom suite. The property is surrounded by well-maintained gardens. The front features a lawn, vibrant shrubs, and a hedged boundary with gated access. To the side, you'll find a patio seating area, additional planting, and a second lawn leading to a gated entrance for the double garage. To the rear is a wooden hot tub shelter with electrics which in the winter months can be used as external storage. The double garage is equipped with lighting, electrics, and ample storage, as well as an up-and-over door opening to the driveway for easy parking. This property is a must-see for anyone seeking a family home that combines practical living spaces with a prime location.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Living Room
- Fitted Kitchen
- Conservatory
- Three-Piece Bathroom Suite
- Double Garage & Driveway
- Enclosed Rear Garden
- Excellent Transport Links
- Must Be Viewed





## GROUND FLOOR

### Hall

13'8" x 8'3" (4.18m x 2.54m)

The hall has Herringbone wood flooring, carpeted stairs, two in-built cupboards, a dado rail, a radiator, and a door providing access into the accommodation.

### Living Room

14'0" x 12'0" (4.27m x 3.66m)

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

### Kitchen

8'7" x 20'0" (2.62m x 6.11m)

The kitchen has a range of fitted base and wall units with worktops, a composite sink with a mixer taps and drainer, an integrated range cooker and extractor fan, an integrated microwave, space for a fridge freezer, space and plumbing for a dishwasher, space for a dining table, tiled splashback, tiled flooring, two UPVC double glazed window to the rear elevation, and a UPVC door providing access to the rear garden.

### Conservatory

8'0" x 12'1" (2.46m x 3.95m)

The conservatory has vinyl flooring, a wall-mounted heater, UPVC double glazed surround, a glass panelled roof, and two UPVC doors providing access to the garden.

## FIRST FLOOR

### Landing

The landing has a UPVC double glazed window to the side elevation, a dado rail, carpeted flooring, coving to the ceiling, access into the loft, and access to the first floor accommodation.

### Bedroom One

13'10" x 12'0" (4.23m x 3.66m)

The first bedroom has a UPVC double glazed window to the front elevation, coving to the ceiling, a radiator, and carpeted flooring.

### Bedroom Two

12'0" x 9'10" (3.67m x 3.01m)

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

### Bedroom Three

6'9" x 8'7" (2.06m x 2.62m)

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

### Bathroom

8'6" x 7'11" (2.61m x 2.43m)

The bathroom has two UPVC double glazed obscure windows to the rear and side elevation, a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted rainfall and handheld shower fixture, a chrome heated towel rail, floor-to-ceiling tiling, tiled flooring.

## OUTSIDE

### Front

To the front of the property is a lawn, a planted area with various shrubs, bushes and plants, and a hedged boundary with gated access.

### Side

To the side of the property is a patio seating area, a planted area with various shrubs, bushes and plants, a lawn, and steps to a gate providing access to the double garage.

### Double Garage

25'1" x 18'3" (7.67m x 5.57m)

The double garage has a door opening to the rear garden, lighting, electrics, ample storage, and an up-and-over door opening to the drive.

### Rear

To the rear of the property is a tiered low-maintenance enclosed garden with a decking area, a wooden hot tub shelter, a shed, an artificial lawn, a fence panelled boundary, and gated access.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

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

## 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:

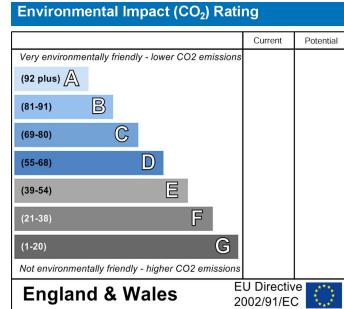
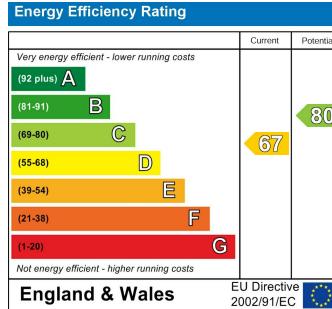
Property Tenure is Freehold

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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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.  
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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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