

HoldenCopley

PREPARE TO BE MOVED

Second Avenue, Carlton, Nottinghamshire NG4 1GH

Offers Over £300,000

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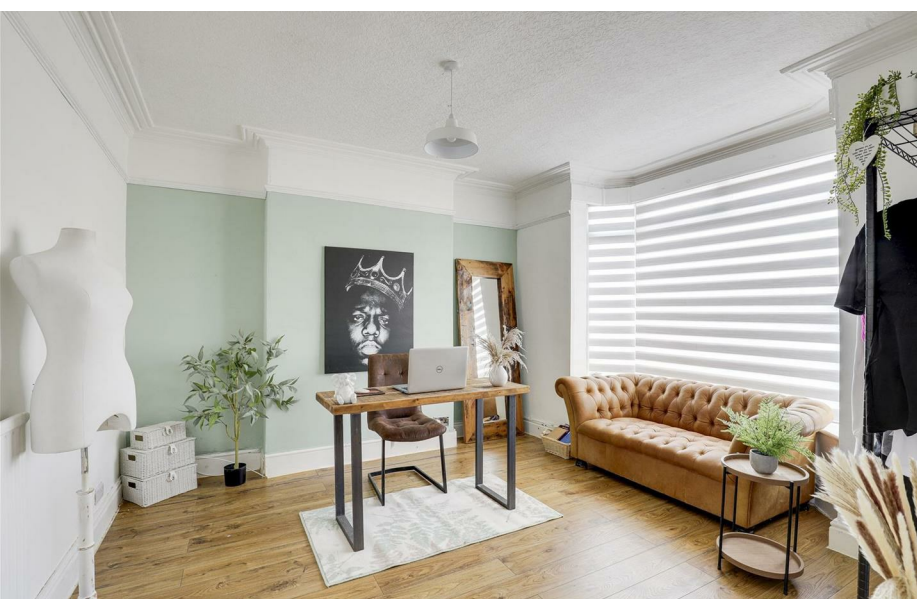


THE PERFECT FAMILY HOME...

Nestled in the sought-after area of Carlton, this substantial four-bedroom detached house offers versatile and spacious accommodation spread over two meticulously designed floors. As you step inside, you'll be immediately captivated by the impeccable presentation and stylish decor that flows throughout. With a growing family in mind, this home offers an abundance of space to create lasting memories. The ground floor welcomes you with an inviting entrance hall, leading you to a cosy family room and a modern, well-appointed kitchen featuring a breakfast bar. The kitchen seamlessly opens into the living room, which boasts wall-to-wall double sliding doors that effortlessly connect the indoors to the beautiful rear garden. Completing the ground floor layout, you'll find a double bedroom, a rear hall providing secondary access to the outdoors, and a convenient utility room equipped with a shower suite, which can easily double as an annex, providing endless possibilities for living arrangements. Venturing to the first floor, you'll discover a luxurious master bedroom with fitted wardrobes and a generously sized en-suite, showcasing a freestanding bath for ultimate relaxation. Two additional bedrooms and a well-appointed shower suite provide ample space for family and guests. Outside, the property offers a front driveway with access to the integral garage, ensuring parking is never an issue. The rear garden is a haven of tranquility, featuring a well-maintained lawn, a patio area for alfresco dining, a handy shed for storage, and plenty of space for outdoor activities. Located in close proximity to an array of local amenities, shops, excellent transport links, and excellent schools, this remarkable property provides the ideal backdrop for a comfortable, convenient, and family-oriented lifestyle.

MUST BE VIEWED





- Extended Detached House
- Four Bedrooms
- Open Plan Living With Modern Fitted Kitchen
- Family Room
- Utility & Shower Room
- Bathroom & En-Suite
- Well-Maintained Garden
- Driveway & Integral Garage
- Sought-After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, coving to the ceiling and a composite door providing access into the accommodation

Family Room

13'3" into bay x 12'1" (4.06m into bay x 3.70m)

This room has a UPVC double-glazed bay window to the front elevation, wood-effect flooring, coving to the ceiling, a picture rail and a radiator

Kitchen Diner

18'9" x 13'1" (5.73m x 4.01m)

The kitchen has a range of fitted shaker-style base and wall units, a feature breakfast bar island, a double Belfast-style sink with a swan neck mixer tap, space for a range cooker, an extractor fan and splashback, space for an American-style fridge freezer, space for a dining table, tiled and wood-effect flooring, partially tiled walls, a vertical radiator, recessed spotlights, coving to the ceiling, two UPVC double-glazed windows to the side elevation and open plan to the living room

Living Room

19'7" x 14'7" (5.97m x 4.46m)

The living room has wood-effect flooring, a TV point, two skylight windows, recessed spotlights, a vertical radiator and double sliding doors opening out onto the rear patio

Bedroom Four

12'0" x 8'1" (3.68m x 2.48m)

This versatile space has a UPVC double-glazed window to the rear elevation, wood-effect flooring, a vertical radiator, recessed spotlights and access into a utility / en-suite

Hall

This hall has wood-effect flooring, recessed spotlights and a single UPVC door to access the garden

Utility Room / Shower

8'3" x 5'10" (2.54m x 1.78m)

This space has a fitted worktop with a base unit, a stainless steel sink with a mixer tap, space and plumbing for a washing machine, a low level dual flush W/C, a shower enclosure with an overhead rainfall shower and a handheld shower head, partially tiled walls, vertical radiator, an extractor fan, recessed spotlights and a UPVC double-glazed window to the front elevation

FIRST FLOOR

Landing

The landing has carpeted flooring, access to the loft and provides access to the first floor accommodation

Bedroom One

12'1" x 11'2" (3.69m x 3.41m)

The first bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, fitted wardrobes with overhead storage cupboards and access into the en-suite

En-Suite

11'5" x 8'7" (3.49m x 2.62m)

The en-suite has a low level dual flush W/C, a countertop wash basin with fitted storage, a double-ended freestanding bath with central taps and a handheld shower head, a radiator, tiled flooring, partially tiled walls and two UPVC double-glazed window to the front and rear elevation

Bedroom Two

9'10" x 9'11" (3.00m x 3.04m)

The second bedroom to the rear elevation, carpeted flooring and a radiator

Bedroom Three

9'8" x 8'5" (2.97m x 2.57m)

The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring and a radiator

Bathroom

6'0" x 5'9" (1.84m x 1.77m)

The bathroom has a wash basin with a fitted storage, a corner fitted shower enclosure with an overhead rainfall shower and a handheld shower head, fully tiled walls, tiled flooring, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the front elevation

W/C

This space has a low level dual flush W/C, tiled flooring and a UPVC double-glazed obscure window to the side elevation

OUTSIDE

Front

To the front of the property is a driveway with access into the integral garage

Rear

To the rear of the property is a private enclosed garden with a raised patio seating area, a lawn, a patio pathway, a range of plants and shrubs, a shed, a block-paved patio area, fence panelling and hedged borders

DISCLAIMER

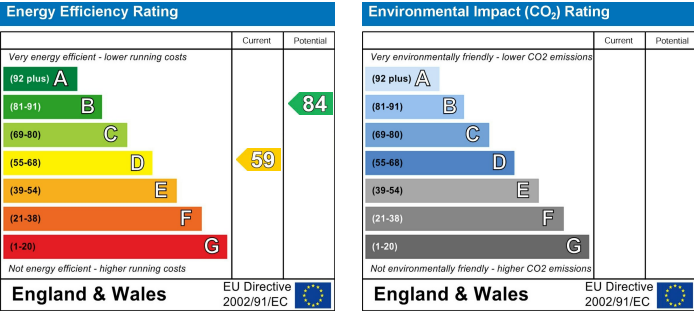
Council Tax Band Rating - Gedling Borough Council - Band C
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

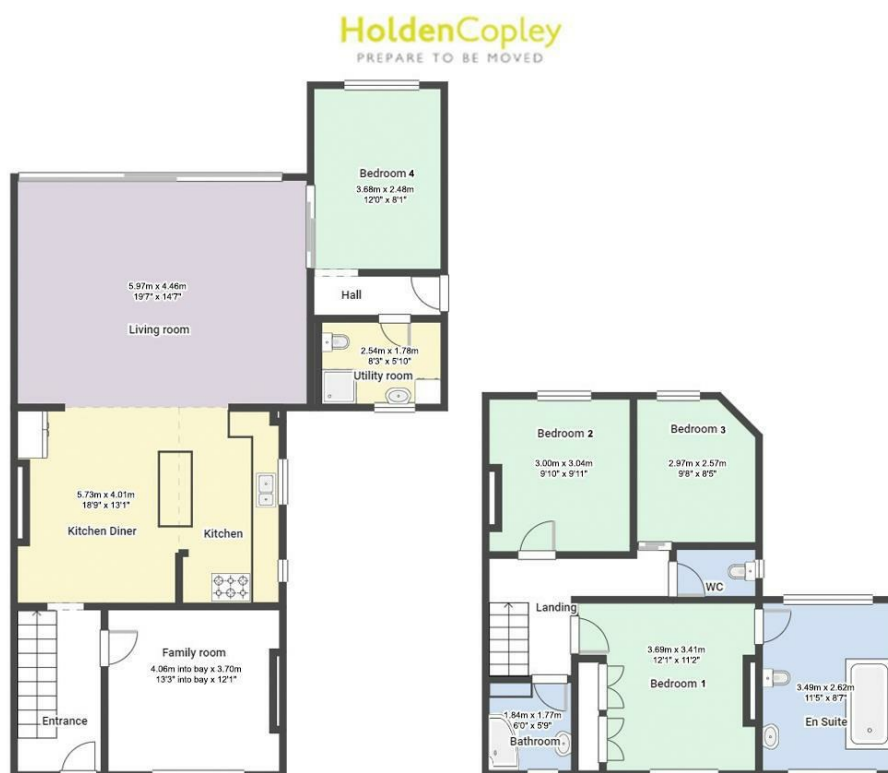
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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