

HoldenCopley

PREPARE TO BE MOVED

Violet Road, Carlton, Nottinghamshire NG4 3PP

Guide Price £300,000 - £325,000

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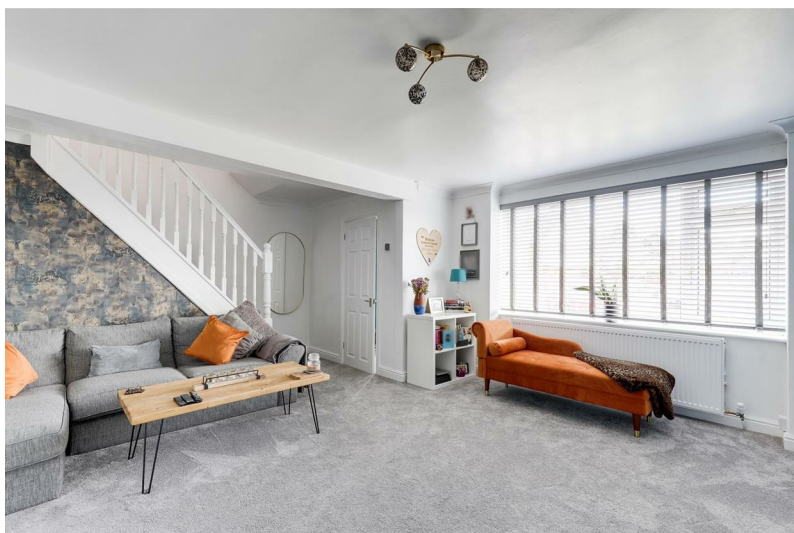


GUIDE PRICE £300,000 - £325,000

DETACHED HOUSE...

Nestled in a sought-after location with convenient access to shops, schools, and local amenities, this well-presented detached house with hive heating system installed offers excellent transport links to Nottingham City Centre. An ideal home for a growing family, the property is being sold with no upward chain. Upon entering, you are welcomed by an inviting entrance hall that leads to a spacious living room, a split dining area with open access to the modern fitted kitchen, a practical utility room, and a ground floor W/C. The first floor accommodates three well-proportioned bedrooms and a modern three-piece bathroom suite. The exterior of the property boasts a well-maintained front lawn with planted borders, courtesy lighting, and a block-paved driveway that extends to the garage at the rear. The enclosed rear garden features a patio area, a lush lawn with additional planted borders, and a fenced boundary, providing a perfect space for outdoor relaxation and entertainment. Access to the garage is also available from the rear garden. This delightful property combines comfort, convenience, and charm, making it a perfect family home.

MUST BE VIEWED





- Detached House
- Three Bedooms
- Living Room
- Spacious Dining Room
- Fitted Kitchen & Utility Room
- Three Piece Bathroom Suite & Ground Floor W/C
- Driveway & Garage
- Enclosed Rear Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

6'5" x 3'2" (1.97 x 0.99)

The entrance hall has carpeted flooring, a full height double glazed obscure window to the front elevation, and a UPVC door providing access into the accommodation.

Living Room

18'2" x 15'9" (5.56 x 4.81)

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

Dining room

18'11" x 13'11" (5.78 x 4.25)

The dining room has sliding patio doors opening out to the rear garden, coving to the ceiling, a radiator double, wood-effect flooring and open access into the kitchen.

Kitchen

14'2" x 7'9" (4.32 x 2.38)

The kitchen has a range of fitted base and wall units with worktops, a ceramic sink and a half with a swan neck mixer tap and drainer, an integrated oven, hob and extractor fan, an integrated fridge, coving to the ceiling, tiled splashback, wood-effect flooring, an in-built cupboard, a UPVC double glazed window to the rear elevation, and a UPVC door providing access to the rear garden.

Utility Room

5'2" x 4'6" (1.59 x 1.39)

The utility room has a worktop with a tiled splashback, space and plumbing for a washing machine, space for a tumble dryer, wood-effect flooring, and a UPVC double glazed window to the rear elevation.

W/C

4'7" x 2'9" (1.41 x 0.85)

This space has a low level flush w/c, a corner wash basin with a tiled splashback, a radiator, coving to the ceiling, an extractor fan, and tiled flooring.

FIRST FLOOR

Landing

8'3" x 6'5" (2.54 x 1.98)

The landing has a UPVC double glazed window to the side elevation, carpeted flooring, access into the boarded loft with lighting via a pull down ladder, and access to the first floor accommodation.

Master Bedroom

12'8" x 11'4" (3.87 x 3.47)

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

Bedroom Two

11'5" x 11'3" (3.48 x 3.43)

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

Bedroom Three

8'0" x 7'11" (2.44 x 2.42)

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

Bathroom

6'5" x 6'4" (1.97 x 1.95)

The bathroom has a UPVC double glazed obscure window to the front elevation, a concealed dual flush W/C, a vanity style wash basin, a panelled bath with a wall-mounted shower fixture and a bi-folding shower screen, a chrome heated towel rail, recessed spotlights, floor-to-ceiling tiling, and vinyl flooring.

OUTSIDE

Front

To the front of the property is a lawn with planted borders, courtesy lighting, and a block paved driveway through to the garage at the rear of the property.

Rear

To the rear of the property is an enclosed rear garden with a patio area, a lawn with planted borders, access to the garage, and fence panelled boundary.

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 1000Mbps and Upload 220Mbps
- Phone Signal – Good coverage of Voice, 5G - Some coverage of 3G & 4G
- 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

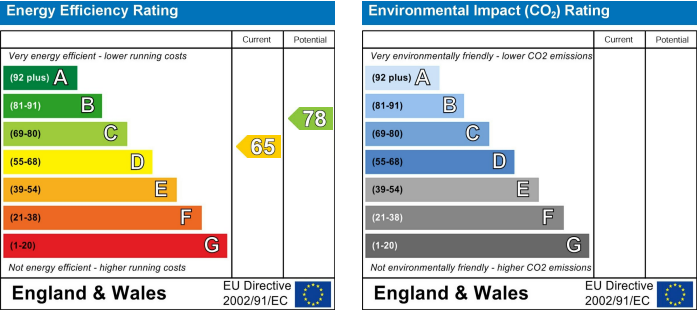
Council Tax Band Rating - Gedling Borough Council - Band C
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

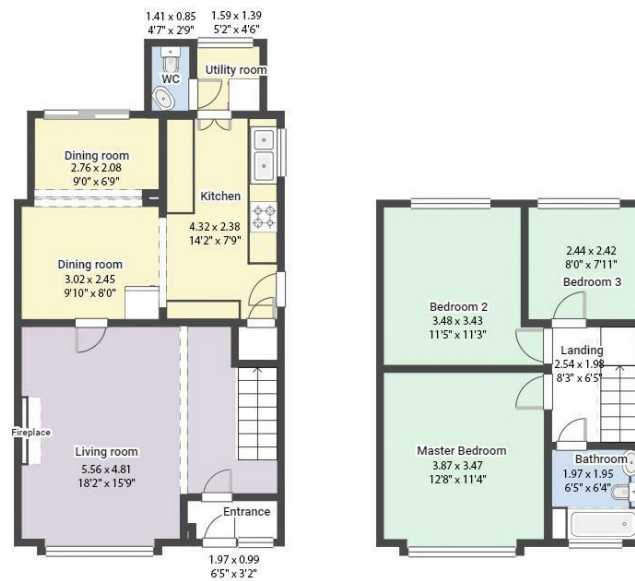
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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