

HoldenCopley

PREPARE TO BE MOVED

George Road, Carlton, Nottinghamshire NG4 3AE

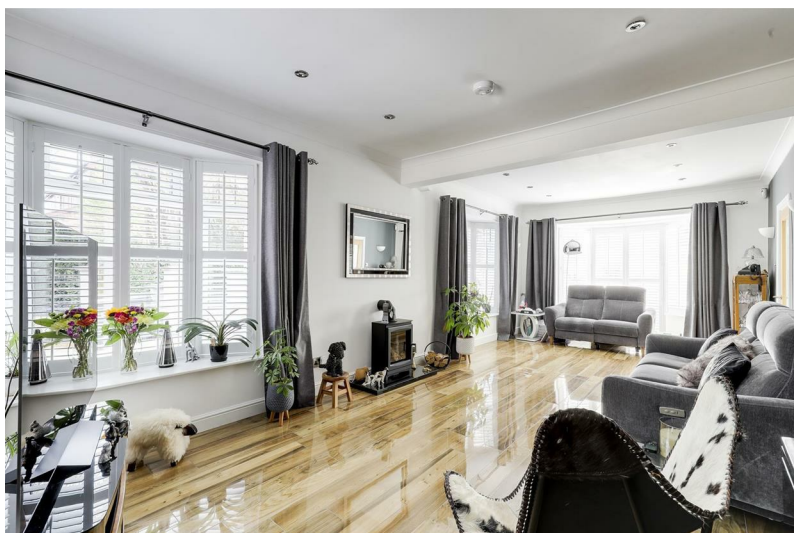
Guide Price £600,000

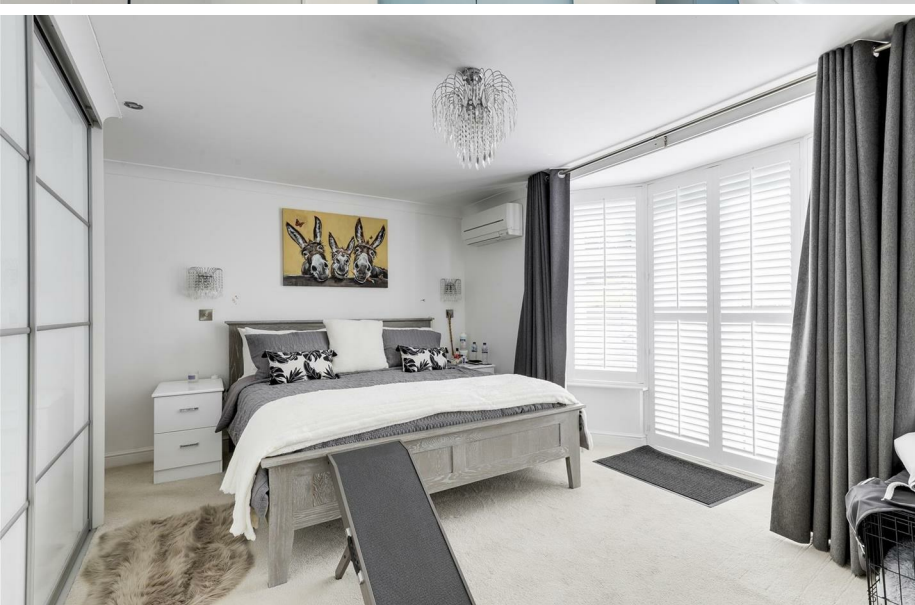
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GUIDE PRICE £600,000 - £650,000...

This four-bedroom detached bungalow offers a rare opportunity to own a truly unique and versatile home. Be impressed by the thoughtfully designed layout. The entrance hall provides access to both the main living accommodation and the impressive pool house. The living area features a bright and spacious reception room with bay windows and patio doors that flood the space with natural light. The modern kitchen diner has ample space for cooking, dining, and hosting, and benefits from bifold doors that open onto the garden. A separate utility room adds convenience, along with a versatile office/fourth bedroom. The ground floor also includes two generously sized double bedrooms, both with fitted wardrobes and stylish en-suites. The main bedroom further benefits from a private dressing room, while a separate, contemporary family bathroom is also available. A further double bedroom with its own en-suite can be found on the upper level, offering privacy and flexibility. The indoor pool area is a true standout feature of this home, showcasing a large rectangular in-ground heated pool beneath a vaulted ceiling with exposed wooden beams. The space includes changing rooms with two individual shower rooms, and W/Cs. The adjoining pool house offers even more lifestyle space, with a dedicated games room complete with a built-in bar and an upstairs gym with an additional W/C. Externally, the property continues to impress. Electric gates open to a large driveway offering ample off-road. To the rear, a beautifully landscaped south-facing garden features a tiled patio area with a glass-roof pergola, lawn with mature planting, and a courtyard-style seating area between the main house and pool house. The home also benefits from owned solar panels, adding to its appeal and efficiency. Tucked away on a quiet road in a popular area, the property is within easy reach of local amenities including shops, schools, and excellent transport links





- Detached Bungalow
- Four Double Bedrooms & Dressing Room
- Spacious Reception Room & Office
- Modern Kitchen Diner & Utility Room
- Three Stylish En-Suites & Family Bathroom
- Indoor Swimming Pool With Two Separate Shower Room & W/C's
- Games Room & Gym
- Large Driveway Providing Ample Off-Road Parking
- South-Facing Garden
- Popular Location





GROUND FLOOR

Entrance Hall

24'7" × 9'1" (7.51 × 2.79)

The entrance hall features tiled flooring with underfloor heating, carpeted stairs, recessed spotlights, a fitted storage cupboard, four Velux windows, an internal full-height UPVC double-glazed window, and a single UPVC door to the pool room. There are UPVC double-glazed gable windows to the front and rear elevations, along with a single UPVC door to the garden and a composite front door providing access into the accommodation.

Hallway

10'9" × 3'6" (3.29 × 1.07)

The hallway has ceramic wood-effect tiled flooring with underfloor heating and recessed spotlights.

Hallway

8'7" × 2'8" (2.63 × 0.83)

The hallway has ceramic wood-effect tiled flooring with underfloor heating, ceiling coving, recessed spotlights and an in-built storage cupboard.

Kitchen Diner

21'6" × 14'3" (6.56 × 4.35)

The kitchen diner features a range of fitted gloss base and wall units with Quartz worktops and a splashback, a breakfast bar, an undermounted stainless steel sink and a half with drainage grooves and a Quooker tap. Appliances include an integrated oven, hob, extractor fan, dishwasher, wine cooler, and a freestanding fridge freezer. The room also includes LED plinth lighting, recessed ceiling lighting, tiled flooring with underfloor heating, open-plan to the dining area, a partially valuted glass ceiling, an internal UPVC double-glazed window, and bi-fold doors opening out to the garden.

Utilty Room

8'3" × 5'4" (2.53 × 1.65)

The utility room includes fitted base and wall units with worktops, a stainless steel sink with a swan neck mixer tap, space and plumbing for a washing machine and tumble dryer, recessed spotlights, tiled flooring with underfloor heating, and an internal UPVC double-glazed obscure window.

Hallway

3'10" × 2'11" (1.17 × 0.89)

The hallway has carpeted flooring with underfloor heating and recessed spotlights.

Office/Bedroom Four

10'4" × 8'6" (3.16 × 2.61)

The office has carpeted flooring with underfloor heating, ceiling coving, floor-to-ceiling fitted sliding door wardrobes, and a full-height UPVC double-glazed bay window with fitted shutters.

Living Room

25'3" × 11'8" (7.72 × 3.56)

The living room has ceramic wood-effect tiled flooring with underfloor heating, ceiling coving, recessed spotlights, a wall-mounted air conditioning unit, a gas stove with a hearth, a UPVC double-glazed window, two bay windows, and and a further bay with double French doors opening out to the garden. All windows and doors are fitted with shutters.

Plant Room

5'11" × 3'9" (1.81 × 1.16)

Master Bedroom

15'7" × 12'2" (4.75 × 3.73)

The main bedroom has carpeted flooring with underfloor heating, ceiling coving, recessed spotlights, a wall-mounted air conditioning unit, floor-to-ceiling fitted sliding door wardrobes, access to the dressing room and en-suite, and a UPVC double-glazed bay window with double French doors and fitted shutters.

Dressing Room

9'10" × 9'8" (3.00 × 2.96)

The dressing room has carpeted flooring with underfloor heating, fitted furniture including wardrobes, drawers, and a dressing table, access to the en-suite, and a UPVC double-glazed window.

En-Suite

9'9" × 4'6" (2.99 × 1.39)

The en-suite includes a concealed low-level dual flush W/C, a vanity unit with a wash basin and mixer tap, a walk-in shower with an overhead rainfall shower and handheld shower head, tiled walls and flooring with underfloor heating, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window.

Bedroom Three

12'5" × 10'3" (3.80 × 3.14)

The third bedroom has carpeted flooring with underfloor heating, floor-to-ceiling fitted sliding door wardrobes, access to the en-suite and a UPVC double-glazed window.

En-Suite

8'8" × 5'9" (2.66 × 1.77)

The en-suite includes a low-level dual flush W/C, a vanity unit with a wash basin and swan neck mixer tap, a walk-in shower with an electric shower fixture, tiled walls and flooring with underfloor heating, recessed spotlights and an extractor fan.

Bathroom

8'6" × 6'1" (2.61 × 1.87)

The bathroom includes a low-level dual flush W/C, a vanity unit with a wash basin and mixer tap, a panelled bath with an overhead rainfall shower and handheld shower head, tiled walls and flooring with underfloor heating, a heated towel rail, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window.

FIRST FLOOR

Landing

9'6" × 5'8" (2.91 × 1.74)

The landing has carpeted flooring, a radiator, recessed spotlights, an in-built storage cupboard, a Velux window, and a UPVC double-glazed obscure gable window.

Bedroom Two

20'5" × 16'2" (6.24 × 4.93)

The second bedroom has carpeted flooring, two radiators, a wall-mounted air conditioning unit, recessed spotlights, a fitted wardrobe, a set of drawers, storage in the eaves, access to the en-suite, two Velux windows, a UPVC double-glazed gable window, and a UPVC double-glazed window with fitted shutters.

En-Suite

6'1" × 4'3" (1.87 × 1.31)

The en-suite includes a low-level dual flush W/C, a vanity unit with a wash basin and a mixer tap, a shower enclosure with an electric shower fixture, waterproof boarding splashbacks, recessed spotlights, vinyl flooring, and an extractor fan.

POOL HOUSE

Swimming Room

54'1" × 30'0" (16.51 × 9.15)

The swimming room features a rectangular in-ground heated pool with surrounding tiled flooring. The space has a high vaulted ceiling with exposed wooden beams and blue LED strip lighting installed just below the ceiling line. There are six Velux windows providing natural light, along with two internal double-glazed windows. Access is available via the hallway or the sliding patio doors to the garden, double French doors to the games room, and a separate door leading to the changing rooms.

Hallway

15'7" × 3'3" (4.76 × 1.01)

The hallway has tiled flooring and recessed spotlights.

Shower Room

5'1" × 4'5" (1.56 × 1.35)

The shower room features a walk-in shower with both an overhead rainfall shower and a handheld shower head. The walls are finished with waterproof boarding. Additional features include a heated towel rail, recessed spotlights, an extractor fan, and vinyl flooring.

Shower Room

5'0" × 4'6" (1.53 × 1.38)

The shower room features a walk-in shower with both an overhead rainfall shower and a handheld shower head. The walls are finished with waterproof boarding. Additional features include a heated towel rail, recessed spotlights, an extractor fan, and vinyl flooring.

W/C

4'7" × 4'0" (1.40 × 1.22)

This space includes a low-level dual flush W/C, a pedestal wash basin, a radiator, a singular spotlight, an extractor fan, tiled flooring, and a UPVC double-glazed obscure window.

W/C

4'7" × 3'10" (1.40 × 1.19)

This space includes a low-level dual flush W/C, a pedestal wash basin, a radiator, a singular spotlight, an extractor fan, tiled flooring, and a UPVC double-glazed obscure window.

Games Room

28'5" × 12'2" (8.68 × 3.72)

The games room features a combination of carpeted and vinyl flooring, recessed spotlights, and a built-in bar with a wooden surround. The room also includes two UPVC double-glazed bow windows with fitted shutters.

Gym

18'5" × 11'11" (5.62 × 3.64)

The gym includes carpeted flooring, storage in the eaves, access to the W/C, an internal UPVC double-glazed gable window, and a UPVC double-glazed window.

W/C

4'4" × 3'2" (1.34 × 0.98)

This space has a 2-in-1 combined wash basin and W/C and vinyl flooring.

OUTSIDE

Front

To the front of the property, electric gates provide access to a large driveway offering ample off-road parking and an EV charging point. There is gated access to the rear garden and brick-wall boundaries enclosing the space.

Rear

To the rear of the property is an enclosed south-facing garden featuring a porcelain tiled patio seating area with a glass-roof pergola. Steps lead up to a lawn bordered by plants, shrubs, and trees. Additional features include a wooden shed, gated access to a courtyard garden, and fence panel boundaries.

DISCLAIMER

The vendor has informed us that the property has been extended and has been signed off. We are currently awaiting the documents however just to confirm that HoldenCopley have not seen sight of any paperwork to confirm this meets building regulations. Before entering into an agreement, it is the buyers responsibility to confirm with their solicitor that satisfactory checks have been made.

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.

ADDITIONAL 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.
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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