

HoldenCopley

PREPARE TO BE MOVED

Carrfield Avenue, Toton, Nottinghamshire NG9 6FE

Guide Price £375,000

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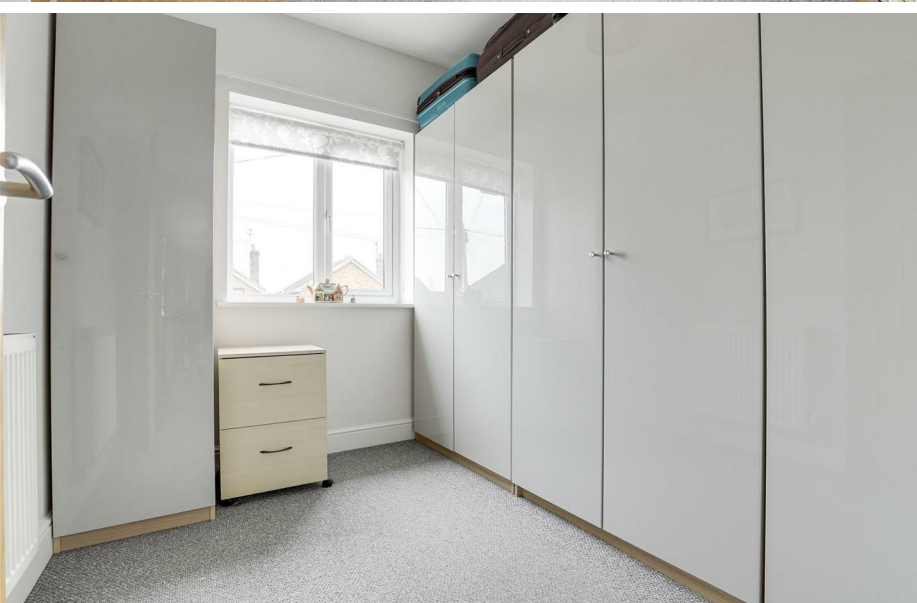
GUIDE PRICE: £375,000 - £400,000

IMMACULATLEY PRESENTED DETACHED FAMILY HOME...

This immaculately presented four-bedroom detached home offers spacious and versatile accommodation throughout, making it the perfect purchase for any family buyer looking for a property they can move straight into with ease. Situated in a desirable location, the property is ideally positioned close to a range of local amenities including shops, great schools, and fantastic transport links, as well as being just a short distance from the popular Attenborough Nature Reserve — ideal for weekend walks. To the ground floor, the property features an entrance hall, a downstairs W/C, a generous living room, a high-spec modern kitchen with integrated appliances, and a spacious living/dining area ideal for relaxing and entertaining, complete with bi-folding doors that seamlessly open out to the garden. Upstairs, the first floor hosts four well-proportioned bedrooms, with the master benefitting from an en-suite shower room with underfloor heating, along with a separate three-piece family bathroom suite. The property also benefits from a fitted alarm system, providing added security and peace of mind. To the front of the property is a block-paved driveway providing off-street parking for two vehicles. To the rear is a beautifully landscaped south-facing garden, featuring two paved patio seating areas, a well-maintained lawn, a garden shed, and a storage box — all enclosed for privacy and enjoying plenty of sunlight throughout the day.

MUST BE VIEWED





- Detached Family Home
- Four Bedrooms
- Modern Fitted Kitchen With Integrated Appliances
- Two Spacious Reception Rooms
- Ground Floor W/C
- Three Piece Bathroom Suite & En-Suite
- Off-Road Parking
- Private Landscaped South-Facing Garden
- Desirable Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

7'7" x 19'6" (2.33m x 5.95m)

The entrance hall has laminate flooring, carpeted stairs with a glass balustrade, two radiators, two built-in cupboards and a single composite door providing access into the accommodation.

W/C

3'4" x 5'8" (1.02m x 1.73m)

This space has a low level flush W/C, a vanity style wash basin with a tiled splashback, laminate flooring, a radiator, an extractor fan and a UPVC double-glazed obscure window to the front elevation.

Living Room

10'6" x 14'9" (3.22m x 4.51m)

The living room has a UPVC double-glazed square bay window to the front elevation, carpeted flooring and a radiator.

Kitchen

10'7" x 13'1" (3.23m x 3.99m)

The kitchen has a range of fitted gloss base and wall units with worktops, an integrated oven, microwave, fridge-freezer, dishwasher, washing machine and wine fridge, an electric hob with an extractor hood, a stainless steel inset sink and a half with a swan neck mixer tap, laminate flooring, a vertical radiator, recessed spotlights, open access into the living/dining room and a UPVC double-glazed window to the rear elevation.

Living/Dining Room

23'9" x 11'10" (7.24m x 3.61m)

The living/dining room has a UPVC double-glazed window to the side elevation, carpeted flooring, two vertical radiators, recessed spotlights and two sets of UPVC bi-folding doors providing access out to the garden.

FIRST FLOOR

Landing

9'7" x 9'10" (2.94m x 3.01m)

The landing has a UPVC double-glazed obscure window to the side elevation, carpeted flooring with a glass balustrade, a built-in cupboard, access into the loft and provides access to the first floor accommodation.

Master Bedroom

11'3" x 15'3" (3.43m x 4.65m)

The main bedroom has a UPVC double-glazed square bay window to the front elevation, carpeted flooring, a radiator and access into the en-suite.

En-Suite

2'9" x 8'5" (0.85m x 2.58m)

The en-suite has a low level concealed flush W/C, a vanity style wash basin with a tiled splashback, a fitted shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower with tiled walls, tiled flooring with underfloor heating, an extractor fan and recessed spotlights.

Bedroom Two

8'6" x 9'4" (2.61m x 2.85m)

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

Bedroom Three

14'11" x 11'11" (4.57m x 3.64m)

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

Bedroom Four

8'6" x 7'8" (2.61m x 2.35m)

The fourth bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring and a radiator.

Bathroom

6'4" x 7'4" (1.94m x 2.24m)

The bathroom has a low level flush W/C, a vanity style wash basin, a fitted panelled bath with a mains-fed over the head rainfall shower, a hand-held shower and a glass shower screen, tiled flooring, partially tiled walls, a heated towel rail, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front is a block paved driveway, courtesy lighting and a single wooden gate.

Rear

To the rear is private south-facing landscaped garden with two paved patio seating areas, a lawn, a shed, a garden box, courtesy lighting and fence panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

Phone Signal – All 4G & 5G & some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Broxtowe Borough Council - Band D

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.

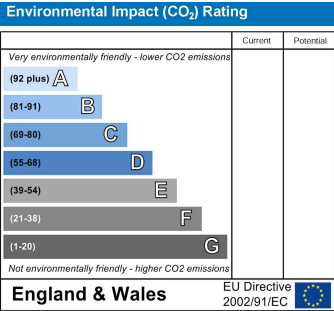
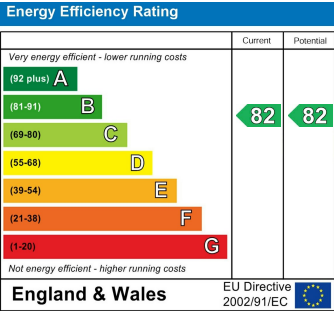
The vendor has advised the following:

Property Tenure is Freehold

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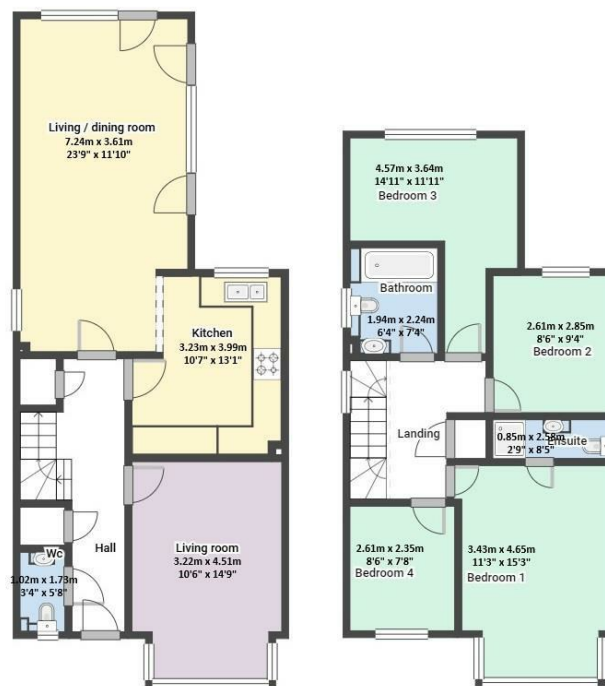
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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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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0115 8963 699

30 Market Place, Long Eaton, NG10 1LT

longeatonoffice@holdencopley.co.uk

www.holdencopley.co.uk

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