

HoldenCopley

PREPARE TO BE MOVED

Church Drive, Carrington, Nottinghamshire NG5 2BA

£280,000

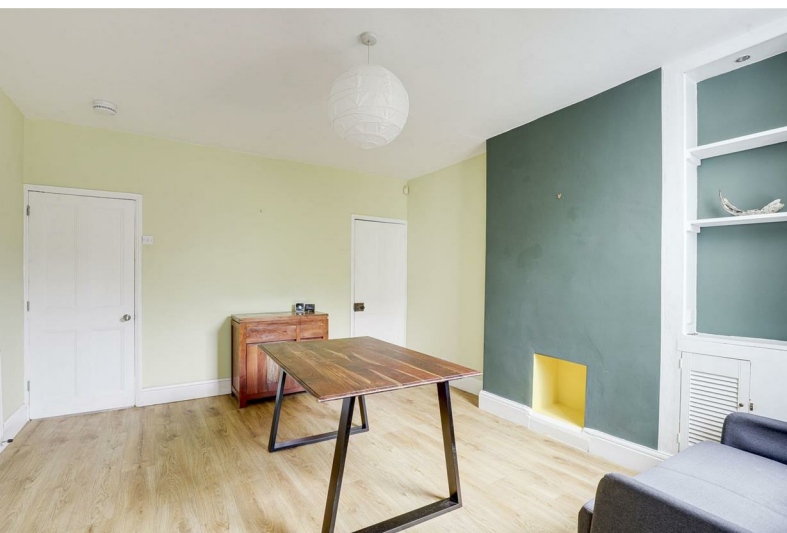
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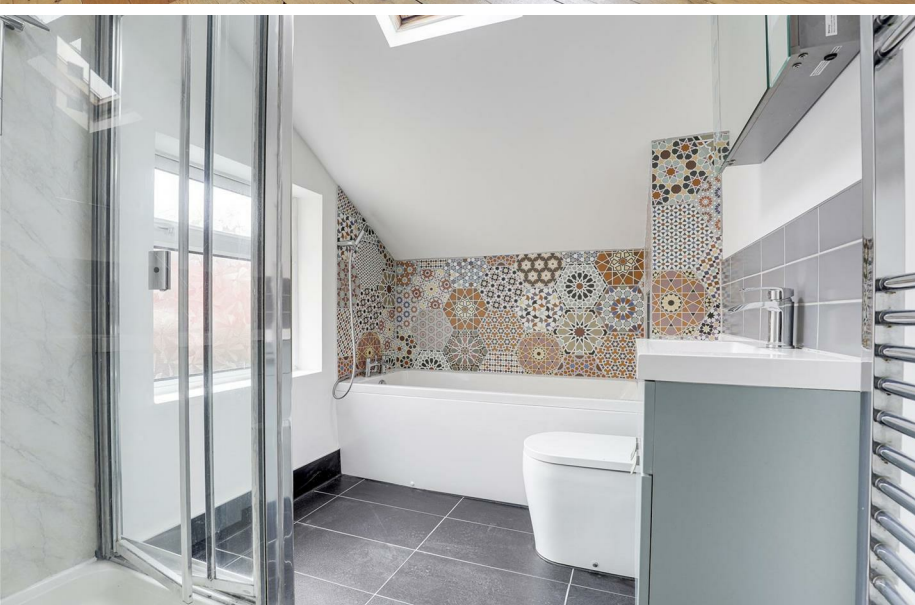


NO UPWARD CHAIN...

This well-maintained four-bedroom end-terrace home spans three storeys and is offered to the market with no upward chain. Ideally located in the vibrant heart of Carrington, the property is within easy reach of a wide range of local amenities, including shops, popular dining spots, schools, and excellent transport links to Nottingham City Centre. Step inside through a welcoming porch into a characterful living room, featuring a stunning bay-fronted window, a feature fireplace, and a cosy log burner—perfect for relaxing evenings. A separate dining room provides an ideal space for family meals or entertaining, while the modern kitchen is well-equipped with integrated appliances, catering to all your culinary needs. The first floor offers two generously sized double bedrooms and a stylish four-piece family bathroom suite. The second floor presents two further spacious double bedrooms, making this home ideal for growing families or those seeking flexible living arrangements. Externally, on-street parking is available to the front. To the rear, is an enclosed garden that offers a tranquil escape, complete with a patio seating area, a lawn, and a variety of mature plants and shrubs.

MUST BE VIEWED!





- End-Terrace House
- Four Double Bedrooms
- Spacious Living Room With Feature Fireplace
- Modern Fitted Kitchen
- Separate Dining Room
- Stylish Three-Piece Bathroom Suite
- Cellar
- No Upward Chain
- Popular Location
- Must Be Viewed





GROUND FLOOR

Porch

The porch has a single composite door providing access into the accommodation.

Living Room

15'9" x 12'11" (4.81m x 3.95m)

The living room has exposed wooden flooring, a radiator, coving to the ceiling, a ceiling rose, a recessed chimney breast alcove with an exposed brick surround, a geature log burner and hearth and double-glazed sash windows to the front elevation and a single wooden door providing access to the porch.

Hall

The hall has wooden flooring and carpeted stairs.

Dining Room

13'10" x 12'8" (4.23m x 3.87m)

The dining room has laminate wood-effect flooring, a radiator, a recessed chimney breast with alcove, fitted shelves and cupboards, open access to the kitchen and a double-glazed sash window to the rear elevation.

Kitchen

8'10" x 6'4" (2.70m x 1.94m)

The kitchen has a range of fitted wall and base units with worktops and a breakfast bar, a stainless steel sink and a half with a drainer and mixer taps, an integrated oven with a gas hob, stainless steel splashback and over hood extractor fan, space and plumbing for a washing machine, partially tiled walls, tiled-effect flooring, two UPVC double-glazed windows to the side and rear elevations and a single UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

The landing has carpeted flooring and stairs, a radiator and access to the first floor accommodation.

Master Bedroom

14'0" x 12'11" (4.27m x 3.94m)

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

Bedroom Two

11'4" x 9'10" (3.46m x 3.01m)

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

Bathroom

8'8" x 6'4" (2.65m x 1.95m)

The bathroom has a concealed low level dual flush W/C, a vanity storage unit with a washbasin with mixer taps, a panlled bath with a handheld shower head, a shower enclosure with a shower fixture, tiled flooring, partially tiled walls, chrome towel rail, extractor fan, a wall-mounted mirrored cabinet, tiled flooring, a Velux window and a UPVC double-glazed obscure window to the side elevation.

SECOND FLOOR

Landing

The landing has carpeted flooring and access to the second floor accommodation.

Bedroom Three

13'10" x 12'11" (4.23m x 3.96m)

The third bedroom has laminate wood-effect flooring, a radiator, a loft hatch, fitted shelves, and double-glazed sash window to the front elevation.

Bedroom Four

12'4" x 11'3" (3.77m x 3.43m)

The fourth bedroom has laminate wood-effect flooring, a radiator, storage in the eaves and a Velux window.

BASEMENT

Cellar

15'7" x 12'8" (4.76m x 3.88m)

This area has carpeted flooring, a radiator, courtesy lighting, electrical points.

OUTSIDE

Front

To the front is availability for on- street parking.

Rear

To the rear is an enclosed garden with a paved seating area, lawn, range of decorative plants and shrubs with fence panelling and brick-wall boundaries.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Openreach, Virgin Media
- Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps
- Phone Signal – Good coverage of Voice, 4G & 5G
- 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

The vendor has informed us that the fourth bedroom has converted and waiting to be 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.

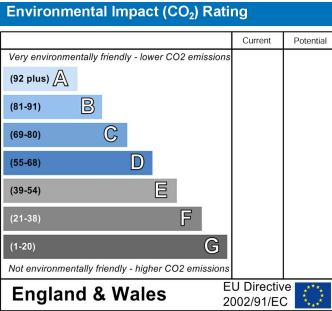
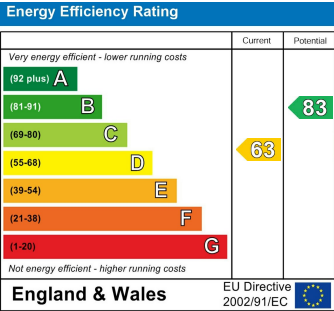
Council Tax Band Rating - Nottingham City Council - Band B
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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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