

# HoldenCopley

PREPARE TO BE MOVED

Church Drive, Carrington, Nottinghamshire NG5 2BA

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Guide Price £280,000 - £300,000



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NO UPWARD CHAIN...

Offered to the market with no upward chain, this Victorian four bedroom house is ideally located in the vibrant heart of Carrington, and 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 entrance hall into a characterful living room with a stunning bay-fronted window, and a feature fireplace. A separate dining room with an exposed-brick chimney breast provides an ideal space for family meals or entertaining, while the modern kitchen provides ample space for storage and cooking, and access to the rear garden. This property benefits from a convenient ground floor W/C and a basement level cellar. On the first floor are two double bedrooms, and a single which is currently being utilised as a children's bedroom, serviced by a three-piece family bathroom suite. To the second floor is the remaining large double bedroom which is flooded with natural light, and a useful loft room for storage. Externally, the property boasts a courtyard style front garden and street parking. To the rear of the property is a low maintenance garden with gated access and a paved patio seating area, perfect for enjoying summer days without any hassle.

MUST BE VIEWED







- Victorian Mid Terrace House
- Four Bedrooms
- Three Stories
- Living Room With Feature Fireplace
- Modern Fitted Kitchen With Separate Dining Area
- Ground Floor W/C
- Three Piece Bathroom Suite
- Cellar & Loft Room
- Low Maintenance Garden
- Must Be Viewed











GROUND FLOOR

Entrance Hall

18'4" x 2'8" (5.60m x 0.82m)

The entrance hall has tiled flooring, wooden stairs with a carpeted runner, a radiator, a dado rail, coving to the ceiling, an overhead UPVC double-glazed window to the front elevation, and a single UPVC door providing access into the accommodation.

Living Room

10'0" x 15'8" (3.05m x 4.79m)

The living room has solid oak flooring, a feature fireplace with a cast iron decorative surround and a hearth, a radiator, a dado rail, a picture rail, and a UPVC double-glazed bay window to the front elevation.

Dining Room

13'9" x 9'10" (4.20m x 3.00m)

The dining room has tiled flooring, a feature exposed-brick chimney breast with an alcove, a radiator, a picture rail, recessed spotlights, and a UPVC double-glazed window to the rear elevation.

Kitchen

6'2" x 14'9" (1.88m x 4.50m)

The kitchen has a range of fitted shaker style base and wall units with wooden worktops, a Belfast-style sink with a swan neck mixer tap, a range cooker with a stainless steel splashback and an extractor fan, space for a washing machine, tiled flooring, a radiator, recessed spotlights, UPVC double-glazed windows to the rear and side elevations, and a single UPVC door leading out to the rear garden.

W/C

4'5" x 2'9" (1.35m x 0.86m)

This space has a low level dual flush W/C, a vanity style wash basin with a mixer tap and tiled splashback, tiled flooring, a radiator, and an extractor fan.

BASEMENT LEVEL

Cellar One

13'10" x 7'10" (4.24m x 2.39m)

The first cellar has lighting, exposed brick flooring and walls, and ample storage space.

Cellar Two

4'11" x 15'7" (1.51m x 4.77m)

The second cellar has exposed brick flooring and walls, and ample storage space.

FIRST FLOOR

Landing

5'3" x 16'9" & 11'8" x 2'8" (1.61m x 5.13m & 3.58m x 0.82m)

The landing has carpeted flooring, a dado rail, a radiator, an in-built storage cupboard, a UPVC double-glazed window to the rear elevation, and provides access to the first floor accommodation.

Master Bedroom

10'0" x 13'10" (3.07m x 4.23m)

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

Bedroom Two

11'5" x 13'8" (3.48m x 4.17m)

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

Bedroom Three

6'5" x 13'11" (1.96m x 4.25m)

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

Bathroom

6'3" x 8'9" (1.93m x 2.67m)

The bathroom has a low level flush W/C, a pedestal wash basin, a clawfoot bath with a wall-mounted electric handheld and rainfall shower fixture, a glass shower screen, minton tiled flooring, partially tiled walls, a chrome heated towel rail, an extractor fan, and a UPVC double-glazed window to the side elevation.

SECOND FLOOR

Upper Landing

2'6" x 2'11" (0.78m x 0.91m)

The second floor landing has carpeted flooring, a dado rail, and provides access to the second floor accommodation.

Bedroom Four

16'10" x 13'10" (5.15m x 4.24m)

The fourth bedroom has carpeted flooring, a radiator, access to the loft, and two UPVC double-glazed windows to the front elevation.

Loft Room

12'9" x 16'11" (3.89m x 5.18m)

The loft room has lighting and provides ample storage space.

OUTSIDE

Front

To the front of the property is a courtyard style front garden and boundaries made up of brick wall and fence panelling.

Rear

To the rear of the property is a low-maintenance garden with a paved patio seating area and a low dividing brick wall with steps, a tree, gated access, and fence panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas 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 – Some 5G and all 4G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band B

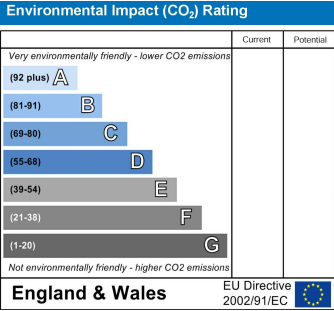
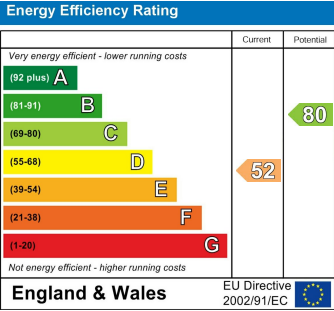
The vendor has advised the following:

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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