

HoldenCopley

PREPARE TO BE MOVED

Charlbury Road, Wollaton, Nottinghamshire NG8 1ND

Guide Price £280,000 - £300,000

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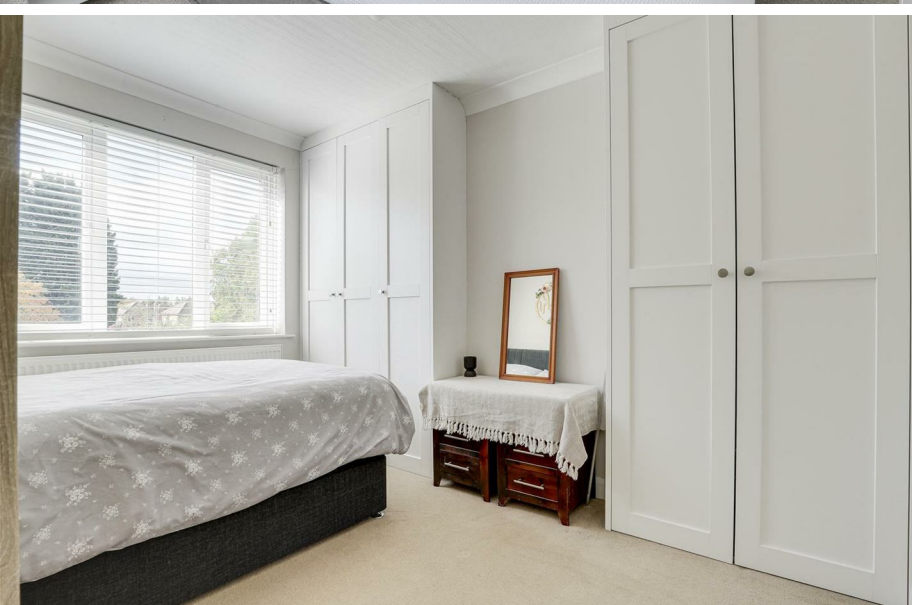
GUIDE PRICE £280,000 - £300,000

WELL-PRESENTED FAMILY HOME...

This three-bedroom semi-detached house is a well-presented family home, perfectly positioned in a popular location close to local amenities, a choice of schools, excellent transport links, and Wollaton Hall. The ground floor features an entrance hall leading to an open-plan living and dining room, filled with natural light, which flows through to the conservatory. There is also a modern kitchen, ideal for everyday cooking and family meals. Upstairs, there are two double bedrooms, both with fitted wardrobes, a single bedroom, and a stylish family bathroom. Externally, the property offers a driveway providing off-road parking for two cars and access to the garage. To the rear is a generous garden with a patio seating area, a lawn bordered by mature plants, shrubs and trees, along with raised planter beds, creating a lovely outdoor space.

MUST BE VIEWED!





- Semi-Detached House
- Three Bedrooms
- Spacious Open-Plan Living & Dining Rooms
- Modern Kitchen
- Conservatory
- Stylish Bathroom
- Driveway & Garage
- Generous Sized Rear Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

12'7" x 5'11" (3.84m x 1.82m)

The entrance hall has carpeted flooring, a radiator, two UPVC double-glazed obscure windows to the front elevation and a single composite door providing access into the accommodation.

Living Room

12'5" x 10'5" (3.81m x 3.18m)

The living room has carpeted flooring, a radiator, ceiling coving, a feature fireplace, open access to the dining room and a UPVC double-glazed bay window to the front elevation.

Dining Room

11'6" x 10'5" (3.53m x 3.20m)

The dining room has carpeted flooring, a radiator, ceiling coving and double doors providing access into the conservatory.

Conservatory

7'8" x 8'7" (2.34m x 2.63m)

The conservatory has tiled flooring, UPVC double-glazed windows surround and double French doors opening out to the rear garden.

Kitchen

16'0" x 5'10" (4.90m x 1.80m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a drainer and a mixer tap, an integrated oven, gas ring hob, extractor fan, & dishwasher, space for a washing machine, fridge and freezer, partially tiled walls, vinyl flooring, a radiator, an in-built cupboard, two UPVC double-glazed windows to the rear and side elevations and a single door providing access to the garage.

FIRST FLOOR

Landing

6'2" x 5'10" (1.90m x 1.78m)

The landing has carpeted flooring, a UPVC double-glazed obscure window to the side elevation, access to the loft and access to the first floor accommodation.

Master Bedroom

12'9" x 9'2" (3.90m x 2.81m)

The main bedroom has carpeted flooring, a radiator, ceiling coving, partially panelled walls, fitted wardrobes and a UPVC double-glazed bay window to the front elevation.

Bedroom Two

11'3" x 9'2" (3.44m x 2.81m)

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

Bedroom Three

6'3" x 7'10" (1.91m x 2.39m)

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

Bathroom

8'5" x 6'1" (2.59m x 1.86m)

The bathroom has a concealed low level dual flush W/C, a vanity storage unit with a wash basin, a panelled bath with a shower fixture, a heated towel rail, tiled walls & flooring, recessed spotlights and two UPVC double-glazed obscure windows to the side and rear elevations.

OUTSIDE

Front

To the front of the property is a block-paved driveway providing off-road parking for two cars, access to the garage and courtesy lighting.

Garage

6'6" x 17'8" (2.00m x 5.41m)

The garage has courtesy lighting, polycarbonate windows, double French doors providing access from the front of the property and a single UPVC door providing access to the rear garden.

Rear

To the rear is an enclosed generous-sized garden with a paved patio area, a lawn with mature plants, shrubs and trees, raised planter beds, gravel borders and fence panelling boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – CityFibre, Openreach, Virgin Media

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 1000Mbps

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 – Please note that this property is subject to restrictive covenants as set out in the title deeds. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property. Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band B

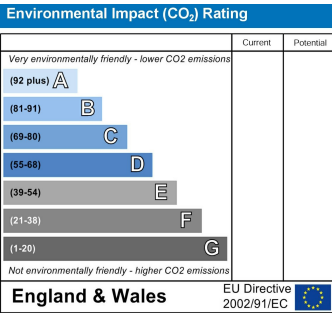
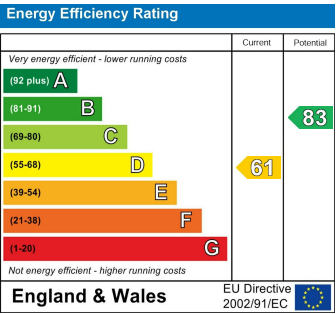
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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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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