



5 Bedroom House - Detached
located on Main Street, Carlton
£699,950

UP Estates



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£699,950

- NO CHAIN
- Contemporary Executive Detached Residence
- Circa 2,200 sq ft in all
- Five Bedrooms
- Impressive Living Kitchen Diner
- Constructed circa 2022
- Central Village Location
- Off Road Parking for Multiple Vehicles
- Underfloor Heating To Ground Floor

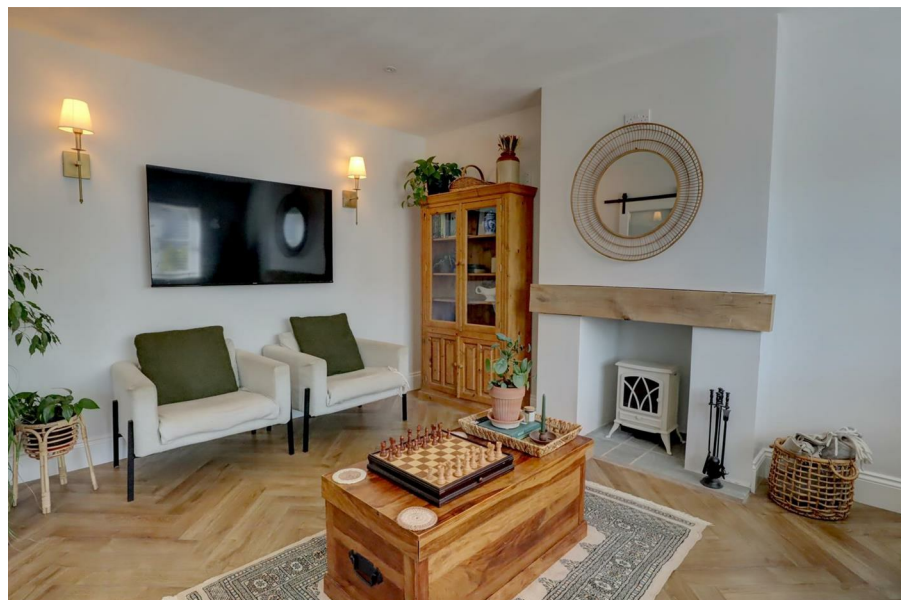
NO CHAIN **Central Carlton Village Location - Contemporary Executive Detached - Five Bedrooms - Incredible Sprawling Living Kitchen Diner - Formal Lounge Reception Room - Ground Floor Office** Tastefully designed home which has some rare features including high ceilings to First Floor Bedrooms, and approaches circa 2,200 sq ft in all. The property has underfloor heating to the ground floor, owned outright (but not currently connected) solar panels and is very warm and energy efficient resulting in a B87 EPC rating. CHECK OUT THE FLOORPLAN to appreciate the accommodation on offer, which has a flexible flow to it, and this home offers the huge benefit of being ready to move into straight away. Call us to arrange your viewing today.

IMPORTANT NOTE TO PURCHASERS

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting





vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

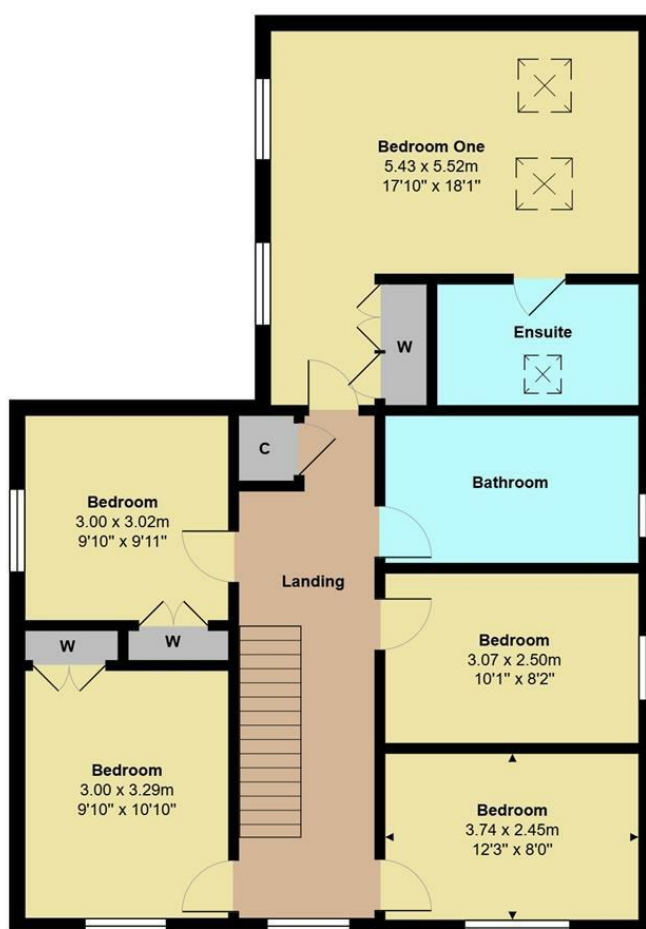
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Main Street, Carlton





Total Area: 204.0 m² ... 2195 ft²

All measurements are approximate and for display purposes only

CONTACT

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