

HoldenCopley

PREPARE TO BE MOVED

Hillview Road, Carlton, Nottingham NG4 ILD

Guide Price £310,000 - £375,000

Hillview Road, Carlton, Nottingham NG4 1LD



GUIDE PRICE £310,000 - £340,000

FANTASTIC REAR GARDEN..

Welcome to this immaculate three-bedroom split level house, nestled in the popular location of Carlton. Boasting a prime position with convenient access to local amenities, including shops, eateries, schools, and excellent commuting links, this property offers a perfect blend of comfort and convenience. Upon entering, you are greeted by a well-presented ground floor featuring two spacious double bedrooms, both providing access to a charming balcony that offers views of the local area. Additionally, there is a cosy single bedroom, a stylish three-piece bathroom suite, and a convenient additional W/C. The lower level of the accommodation is designed for both functionality and elegance, comprising two light and airy reception rooms, perfect for entertaining guests or enjoying family time. A versatile study room adds an extra touch of flexibility to the living space. The heart of the home lies in the contemporary kitchen, equipped with solid wood worktops and a range of integrated appliances. This space is designed for culinary enthusiasts, providing a perfect blend of style and functionality. Stepping outside, the front of the property features a driveway for off-road parking, a garage, and a tastefully landscaped garden with an array of plants and shrubs. The rear garden is the true highlight, offering a generously sized outdoor haven. Ideal for those who love spending time in nature, the garden boasts a large lawn, a variety of plants and shrubs, a deck seating area, and a patio seating area – perfect for al fresco dining and entertaining.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Three Reception Rooms
- Contemporary Kitchen
- Bathroom & W/C
- Balcony
- Driveway & Garage
- Fantastic Size Rear Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has carpeted flooring, a radiator, access to the boarded loft with courtesy lighting via a dropdown ladder and a single composite door providing access into the accommodation.

Master Bedroom

12'11" x 11'11" (3.95m x 3.64m)

The main bedroom has carpeted flooring, a radiator, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access to the balcony.

Bedroom Two

12'11" x 10'11" (3.95m x 3.33m)

The second bedroom has laminate wood-effect flooring, a radiator, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access to the balcony.

Bedroom Three

11'3" max x 9'6" max (3.44m max x 2.90m max)

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

Bathroom

8'2" x 5'8" (2.49m x 1.74m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a shower fixture, a heated towel rail, an extractor fan, partially tiled walls, vinyl flooring and a UPVC double-glazed window to the front elevation.

W/C

This space has a low level flush W/C, a pedestal wash basin, a wall-mounted boiler, partially tiled walls and laminate wood-effect flooring.

LOWER LEVEL ACCOMMODATION

Hall

The hall has vinyl flooring, recessed spotlights and a single composite door providing access to the rear garden.

Living Room

16'4" x 9'9" (5.00m x 2.99m)

The living room has carpeted flooring, a radiator, coving to the ceiling, a decorative mantelpiece with a fireplace and a UPVC double-glazed window to the rear elevation.

Dining Room

16'4" x 10'9" (5.00m x 3.29m)

The dining room has carpeted flooring, a radiator, a decorative mantelpiece with a fireplace, coving to the ceiling and a UPVC double-glazed window to the rear elevation.

Kitchen

15'0" x 8'4" (4.59m x 2.55m)

The kitchen has a range of fitted base and wall units with solid wood worktops, an under-mount Belfast sink with a swan neck mixer tap, an integrated double oven, an integrated hob, an integrated dishwasher, an integrated fridge freezer, space and plumbing for a washing machine, an extractor fan, tiled splashback, an in-built storage cupboard, recessed spotlights, laminate wood-effect flooring and a UPVC double-glazed window to the side elevation.

Study

8'10" x 10'7" (2.70m x 3.25m)

The study has a radiator, an in-built storage cupboard and recessed spotlights.

OUTSIDE

Front

The front of the property has a driveway providing off-parking, access to the garage that provides full-size underfloor storage, gated access to the rear garden, courtesy lighting, a range of plants and shrubs and a picket fence boundary.

Rear

The rear of the property has a generous-sized garden with a decked area, a patio area, a shed, a lawn, a variety of plants and shrubs, fence panelling and hedge borders.

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band C

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.

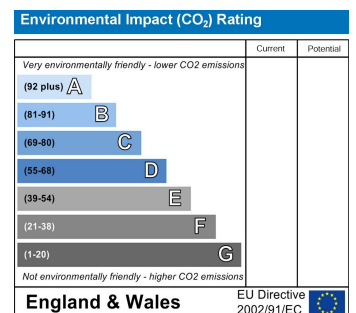
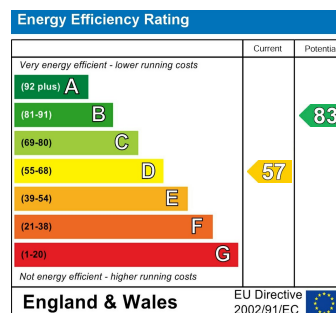
The vendor has advised the following:

Property Tenure is Freehold

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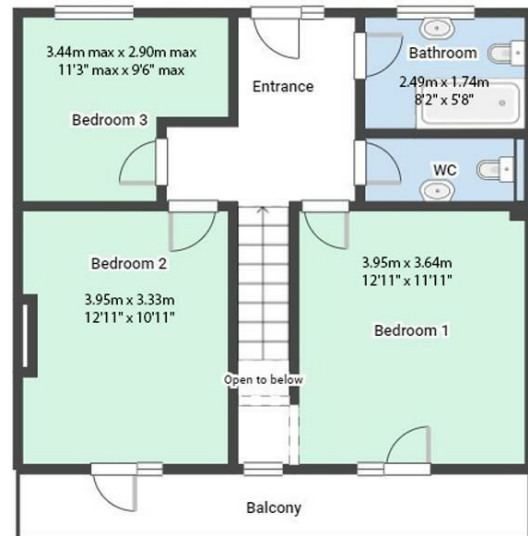
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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