

HoldenCopley

PREPARE TO BE MOVED

Pitch Close, Carlton, Nottinghamshire NG4 1SL

Guide Price £325,000

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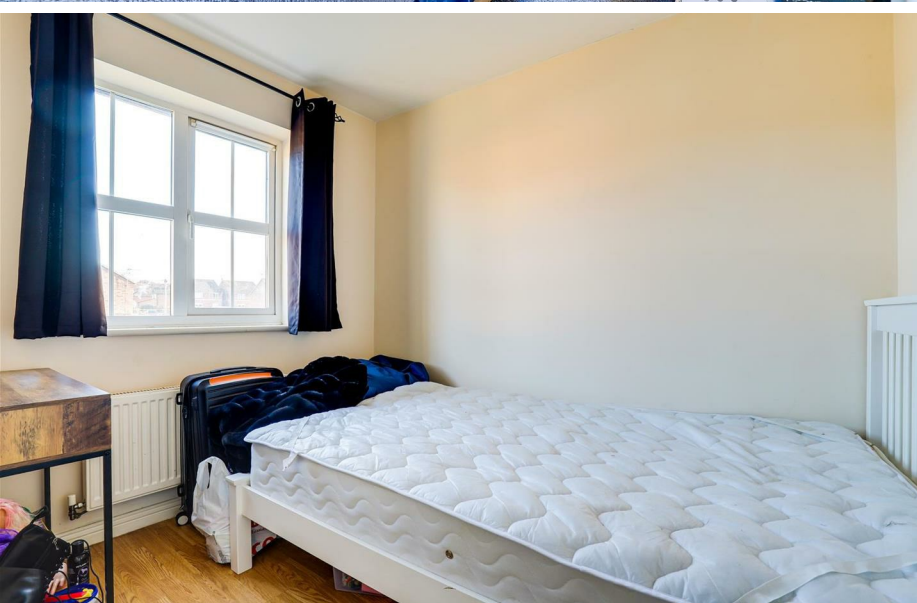
GUIDE PRICE: £325,000 - £350,000

FANTASTIC-SIZED FAMILY HOME...

Nestled within a tranquil cul-de-sac in a sought-after location, this four-bedroom detached house presents an ideal haven for a growing family. The property boasts generous living spaces both inside and out, making it a perfect purchase for those seeking ample room to flourish. Situated in close proximity to a myriad of local amenities and excellent schools, with easy access to the City Centre, the convenience of this residence is unparalleled. The ground floor greets you with an entrance hall, a convenient W/C, two spacious reception rooms, and a well-appointed fitted kitchen diner. Ascending to the first floor reveals four well-proportioned bedrooms, all serviced by a bathroom suite. The master bedroom further benefits from an en-suite, and ample storage spaces are strategically placed throughout. Outside, a front driveway leads to the garage, while the rear unfolds into a private enclosed garden, offering a retreat for relaxation and outdoor enjoyment.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Ground Floor W/C
- Bathroom & En-Suite
- Ample Storage Space
- Driveway & Garage
- Private Garden
- Popular Location





GROUND FLOOR

Entrance Hall

8'5" x 6'6" (2.57m x 1.99m)

The entrance hall has tiled flooring, an in-built cloak cupboard, coving to the ceiling, a radiator, and a single UPVC door providing access into the accommodation.

W/C

5'1" x 3'5" (1.56m x 1.06m)

This space has a low level dual flush W/C, a wash basin, tiled flooring, tiled splashback, a radiator, and a UPVC double-glazed obscure window.

Living Room

11'0" x 15'0" (3.37m x 4.59m)

The living room has a UPVC double-glazed window, carpeted flooring, coving to the ceiling, and a TV point.

Dining Room

8'7" x 11'1" (2.63m x 3.39m)

The dining room has a UPVC double-glazed window, carpeted flooring, coving to the ceiling, and a radiator.

Kitchen

11'8" x 11'8" (3.56m x 3.56m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, space for a range cooker with an extractor fan, space and plumbing for a dishwasher, space for an American-style fridge freezer, tiled flooring, tiled splashback, a radiator, an in-built under stair cupboard, a UPVC double-glazed window, and a single door providing access to the garden.

FIRST FLOOR

Landing

2'9" x 12'11" (0.85m x 3.94m)

The landing has carpeted flooring, a radiator, an in-built cupboard, and provides access to the first floor accommodation.

Master Bedroom

11'11" x 9'10" (3.65m x 3.01m)

The main bedroom has a UPVC double-glazed window, carpeted flooring, a radiator, an in-built cupboard, and access into the en-suite.

En-Suite

4'9" x 5'9" (1.45m x 1.76m)

The en-suite has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with a mains-fed shower, an electrical shaving point, partially tiled walls, a radiator, and a UPVC double-glazed obscure window.

Bedroom Two

9'8" x 7'11" (2.97m x 2.43m)

The second bedroom has a UPVC double-glazed window, carpeted flooring, a radiator, and an in-built cupboard.

Bedroom Three

8'11" x 11'1" (2.72m x 3.38m)

The third bedroom has a UPVC double-glazed window, wood-effect flooring, a radiator, and an in-built open wardrobe.

Bedroom Four

8'9" x 6'7" (2.67m x 2.03m)

The fourth bedroom has a UPVC double-glazed window, wood-effect flooring, and a radiator.

Bathroom

6'2" x 5'6" (1.89m x 1.70m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, an electrical shaving point, a panelled bath with a mains-fed shower, partially tiled walls, a radiator, an extractor fan, and a UPVC double-glazed obscure window.

OUTSIDE

Front

To the front of the property is a lawned garden with a patio pathway, a driveway, and access into the garage.

Rear

To the rear of the property is a private enclosed garden with paved patio areas, a lawn, a range of plants and shrubs, courtesy lighting, and fence panelling boundaries.

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band D

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.

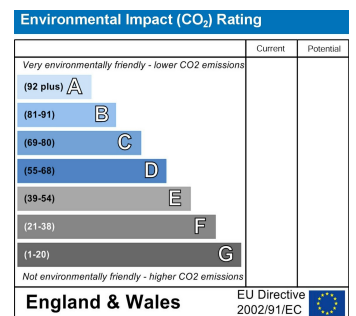
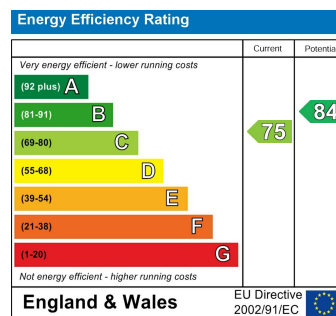
The vendor has advised the following:

Property Tenure is Freehold

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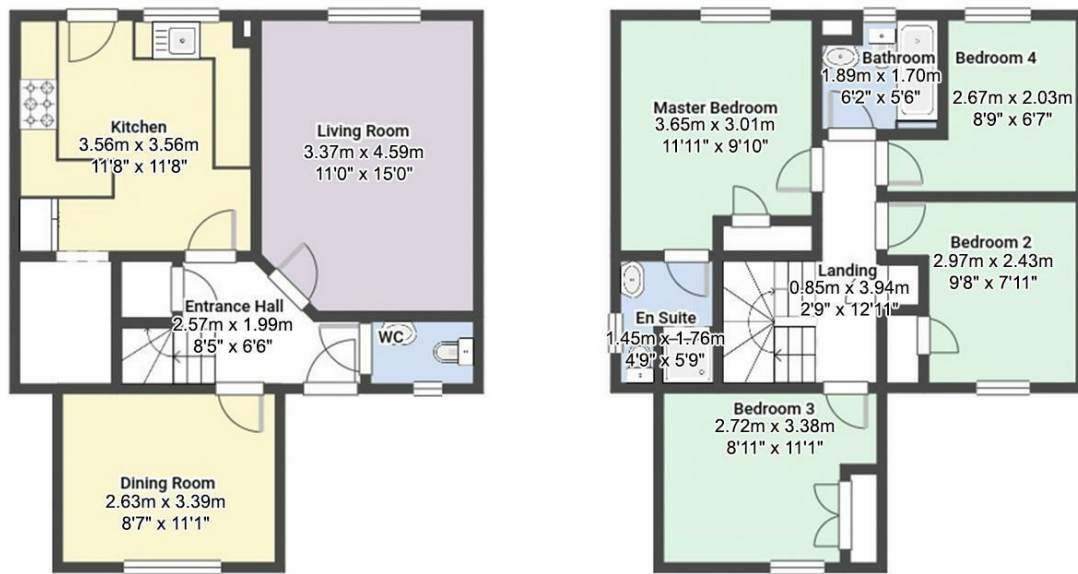
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for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