

# HoldenCopley

PREPARE TO BE MOVED

Cavendish Road, Carlton, Nottinghamshire NG4 3SA

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Offers In The Region Of

Cavendish Road, Carlton, Nottinghamshire NG4 3SA





## NO UPWARD CHAIN...

Sought-after locale of Carlton, this captivating three-bedroom detached residence beckons families with a splendid prospect of a home without any upward chain. Strategically positioned in close proximity to outstanding schools, local conveniences, and an array of shops, this residence is also conveniently linked to transport networks. Boasting timeless allure and a commodious layout, the property provides a welcoming environment for crafting enduring memories. Upon entering, a foyer leads to a luminous bay-fronted living room, creating a serene space for relaxation and entertainment. The well-equipped kitchen diner takes center stage, offering abundant storage and workspace. Venture upstairs to encounter two generously sized bedrooms and a single bedroom, each emanating a snug ambiance and providing ample room for tranquil repose. A tastefully appointed bathroom services the bedrooms, featuring contemporary fixtures and a calming ambiance, ensuring a comfortable and functional retreat. The allure extends beyond the interiors, with a front driveway catering to hassle-free off-road parking. The garden, a sanctuary for outdoor enthusiasts, unfolds as a vast expanse with multiple patio areas. Whether hosting summer barbecues or savoring a peaceful afternoon, this tranquil space beckons with boundless possibilities for outdoor enjoyment. Additionally, its south-facing orientation caters to those inclined towards cultivating their own vegetables.

## MUST BE VIEWED







- Detached House
- Three Bedrooms
- Bay-Fronted Living Room
- Fitted Kitchen Diner
- Three-Piece Bathroom Suite
- Generous-Sized Garden
- Driveway
- Popular Location
- Plenty Of Potential
- Must Be Viewed











## GROUND FLOOR

### Entrance Hall

The entrance hall has tiled flooring, a fitted cupboard, a radiator, carpeted stairs and a single UPVC door providing access into the accommodation

### Living Room

13'3" x 13'11" (4.05m x 4.25m)

The living room has a UPVC double-glazed bay window to the front elevation, wood-effect flooring, a radiator, a TV point, wall-light fixtures and a brand new boiler

### Kitchen Diner

9'10" x 17'4" (3.00m x 5.28m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with taps and drainer, space for a cooker, a wall-mounted extractor, space and plumbing for a washing machine and a dishwasher, space and venting for a tumble-dryer, space for under-counter appliances, space for a dining table, tiled flooring, tiled splashback, a radiator, an in-built under stair cupboard, UPVC double-glazed windows to the side and rear elevation and a single UPVC door providing access to the garden

## FIRST FLOOR

### Landing

5'11" x 6'9" (1.80m x 2.06m)

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

### Bedroom One

10'10" x 13'7" (3.31m x 4.16m)

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

### Bedroom Two

10'11" x 9'11" (3.34m x 3.04m)

The second bedroom has a UPVC double-glazed window to the rear elevation, wood-effect flooring, a radiator and an in-built cupboard

### Bedroom Three

8'7" x 5'10" (2.63m x 1.78m)

The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, access to the loft and can fit in a single bed/bunk beds

### Bathroom

5'9" x 5'10" (1.77m x 1.79m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture and a bi-folding shower screen, a radiator with a chrome towel rail, cushioned flooring, partially tiled walls, an extractor fan and a UPVC double-glazed obscure window to the rear elevation

## OUTSIDE

### Front

To the front of the property is a driveway with gated access to the side and rear gardens

### Rear

To the rear of the property is a private enclosed garden with a patio area, a lawn, graveling, two sheds, an elevated patio area and fence panelling

## 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.

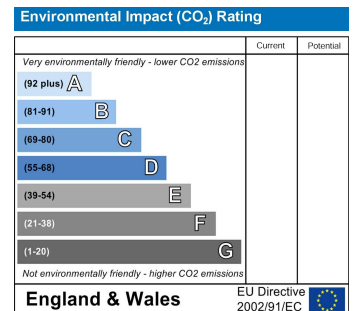
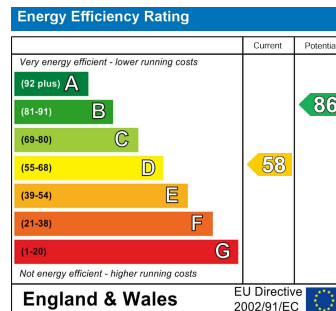
The vendor has advised the following:

Property Tenure is Freehold

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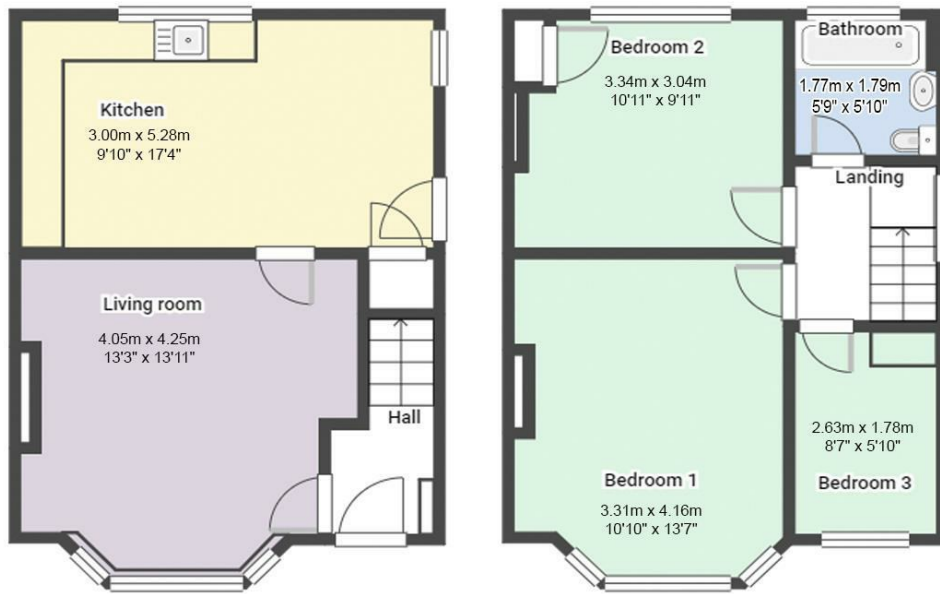
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All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
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