

# HoldenCopley

PREPARE TO BE MOVED

Devonshire House, Station Road, Carlton, Nottingham, NG4 3AT

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Offers Over £320,000 - £370,000

Devonshire House, Station Road, Carlton, Nottingham, NG4 3AT



PERFECT FAMILY HOME.

NO UPWARD CHAIN.

This well-presented double fronted semi-detached Victorian home in Carlton offers spacious accommodation filled with character complete with three double bedrooms, which makes it an ideal choice for any growing family. Located conveniently close to various amenities such as shops, reputable schools, and transportation links to the City Centre, it promises a comfortable lifestyle. Upon entering, you're greeted by an inviting entrance hall leading to a spacious living room featuring a charming fireplace, along with a separate formal dining room boasting another distinctive fireplace. The property was originally built c.1850 and still retains its original doors and staircase, which has been stripped and waxed. The modern fitted kitchen, complete with space and plumbing for various appliances, is complemented by a separate breakfast room. Additionally, the ground floor offers the convenience of a modern three-piece bathroom suite. Upstairs, the first floor hosts three generously sized double bedrooms, all serviced by a contemporary three-piece shower suite. Outside, the front of the property features a pathway surrounded by shrubs leading to the accommodation. Steps lead to the entrance, which is gated, and there is a driveway providing private off-street parking for one car. To the rear, a tiered enclosed mature garden awaits, featuring steps, a paved seating area, a lawn, and access to a shed and greenhouse. The garden is adorned with a variety of decorative plants and shrubs, making it an ideal space for enjoying the Summer months.

MUST BE VIEWED!





- Semi-Detached House
- Three Bedrooms
- Modern Fitted Kitchen
- Spacious Living Room & Separate Dining Room
- Breakfast Room
- Bathroom & Separate Shower Suite
- Rear Enclosed Garden
- Driveway Providing Off Street Parking For One Car
- Popular Location
- 360 Virtual Tour





## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

The entrance hall has Victorian-style mosaic tiled flooring, carpeted stairs, radiator, under-stair cupboard, UPVC double glazed window to the front elevation and a single composite door providing access into the accommodation.

#### Living Room

13'2" into bay x 11'5" (4.02m into bay x 3.50m)

The living room has carpeted flooring, coving to the ceiling, dado rails to the walls, chimney breast with a feature fireplace with mantelpiece, marble surround and hearth, real fuel effect gas fire, TV point, radiator and two UPVC double glazed windows to the front elevation.

#### Dining Room

13'2" into bay x 11'5" (4.02m into bay x 3.50m)

The dining room has carpeted flooring, coving to the ceiling, dado rails to the walls, chimney breast with a solid Mahogany feature fireplace with mantelpiece, tiled heath and cast-iron surround with decorative arts and crafts tiling and real fuel effect gas fire, radiator and two UPVC double glazed windows to the front elevation.

#### Breakfast Room

9'5" x 5'4" (2.88m x 1.65m)

This area has tiled flooring, radiator, space for a dining table and chairs and a UPVC double glazed window to the rear elevation.

#### Bathroom

11'0" x 4'9" (3.37m x 1.47m)

The bathroom has tiled flooring, partially tiled walls, recessed ceiling spotlights, low level dual flush WC, a freestanding Victorian-style double ended roll top bath with chrome claw feet and freestanding chrome and porcelain mixer taps, complete with shower, Victorian-style traditional pedestal washbasin with chrome and porcelain taps and a UPVC double glazed opaque window to the rear elevation.

#### Kitchen

9'6" x 9'1" (2.91m x 2.78m)

The kitchen has tiled flooring, partially tiled walls, coving to the ceiling, a range of fitted wall and base units with granite effect fitted worksurfaces, composite sink with a drainer and mixer taps, wall mounted boiler, space and plumbing for a washing machine, dryer, dishwasher, free-standing fridge/freezer and oven, UPVC double glazed window to the side elevation and a single UPVC door providing access to the rear garden.

### FIRST FLOOR

#### Landing

The landing has carpeted flooring, coving to the ceiling and provides access to the first floor accommodation and a large cupboard with UPVC window to the front elevation.

#### Landing Two

The second landing has carpeted flooring, radiator and a loft hatch.

#### Master Bedroom

11'8" x 11'5" (3.56m x 3.50m)

The main bedroom has carpeted flooring, coving to the ceiling, chimney breast, radiator, TV point and two UPVC double glazed windows to the front elevation.

#### Bedroom Two

11'8" x 11'5" (3.56m x 3.50m)

The second bedroom has carpeted flooring, coving to the ceiling, chimney breast with radiator and two UPVC double glazed windows to the front elevation

#### Bedroom Three

9'6" x 9'3" (2.91m x 2.84m)

The third bedroom has carpeted flooring, radiator and UPVC double glazed window to the rear elevation.

#### Bathroom

6'0" x 5'4" (1.83m x 1.65m)

The bathroom has tiled flooring, partially tiled walls, in-built storage cupboard, radiator, low level flush WC, vanity washbasin with mixer taps, corner shower enclosure with a wall mounted electric shower and a UPVC double glazed opaque window to the rear elevation.

### OUTSIDE

#### FRONT

To the front is steps and a pathway leading to the accommodation with a range of shrubs, wall surround and gated access with access to a private driveway providing off street parking for one car.

#### REAR

To the rear is a tiered enclosed garden with a paved seating area, decking, access to a shed, lawned area, rockery, with a range of mature plants and shrubs, steps and a fence and wall surround.

### DISCLAIMER

Council Tax Band Rating - Gedling Borough 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.

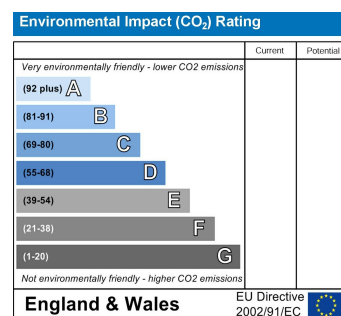
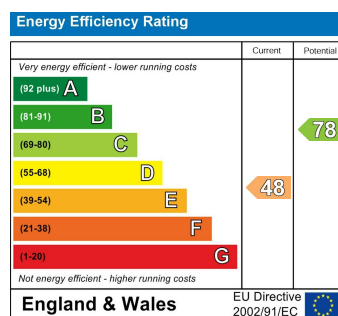
The vendor has advised the following:

Property Tenure is Freehold

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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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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