

HoldenCopley

PREPARE TO BE MOVED

Claygate, Carlton, Nottinghamshire NG3 6JX

Guide Price £260,000

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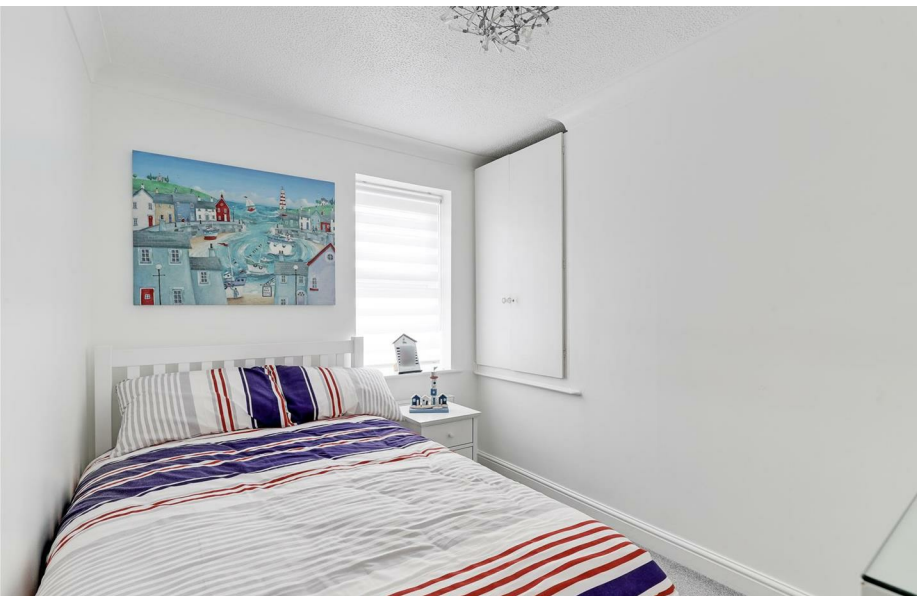
GUIDE PRICE - £260,000 - £280,000

WELL-PRESENTED THROUGHOUT...

Presenting a well-presented three-bedroom detached house. Nestled in a popular location, this residence offers convenient access to a plethora of amenities including shops, eateries, schools, and excellent commuting links. Step inside to discover a thoughtfully designed ground floor layout featuring two reception rooms, providing versatile spaces for both relaxation and entertaining. The modern fitted kitchen boasts contemporary design elements and offers the perfect setting for culinary endeavors. Completing this level is a convenient WC, adding practicality to everyday living. Ascending the stairs, you'll find two double bedrooms and a single bedroom on the upper level, providing comfortable accommodation for the whole family. The master bedroom benefits from an en-suite, offering a touch of luxury and privacy, while a stylish bathroom serves the remaining residents. Outside, the front boasts a driveway providing off-road parking for multiple vehicles, alongside access to the garage which offers ample storage space. Newly fitted soffits & fascias, while a lawn adorned with a variety of plants and shrubs enhances the curb appeal. The rear garden, features a lawn, a patio seating area perfect for outdoor dining or relaxation, surrounded by plants and shrubs, and a greenhouse for green-fingered enthusiasts. The property also features recently installed double-glazed windows, French doors, and composite doors, adding to its appeal.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Two Reception Rooms
- Modern Kitchen
- Ground Floor W/C
- En-Suite & Family Bathroom
- Driveway & Garage
- Well-Presented Throughout
- Popular Location
- Must Be Viewed





GROUND FLOOR

Hallway

6'2" x 5'0" (1.90 x 1.53)

The hallway has carpeted flooring, a radiator, coving to the ceiling, a UPVC double-glazed window to the front elevation and a single composite door providing access into the accommodation.

W/C

5'6" x 2'7" (1.68 x 0.81)

This space has a low level dual flush W/C, a wall-mounted wash basin, a heated towel rail, coving to the ceiling, vinyl flooring and a UPVC double-glazed window to the side elevation.

Living Room

15'1" x 12'2" (4.61 x 3.71)

The living room has carpeted flooring, a radiator, coving to the ceiling, a feature fireplace with a decorative surround and double French doors opening out to the rear garden.

Dining Room

8'8" x 8'1" (2.66 x 2.48)

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

Kitchen

9'1" x 8'7" (2.79 x 2.63)

The kitchen has a range of fitted base and wall units with worktops, a sink with a drainer and mixer tap, an integrated oven, an integrated gas hob, space and plumbing for a washing machine, partially tiled walls, tiled flooring, coving to the ceiling, a gas central heating/combi boiler serviced yearly, a UPVC double-glazed window to the rear elevation and a single composite door providing access to the side elevation.

FIRST FLOOR

Landing

6'2" x 5'8" (1.88 x 1.75)

The landing has carpeted flooring, coving to the ceiling, an in-built storage cupboard and access to the first floor accommodation.

Master Bedroom

8'10" x 11'8" (2.70 x 3.58)

The main bedroom has carpeted flooring, a radiator, coving to the ceiling, access to the en-suite and a UPVC double-glazed window to the front elevation.

En-Suite

5'5" x 5'2" (1.66 x 1.60)

The en-suite has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with a shower fixture, a wall-mounted electric shaving point, coving to the ceiling, an extractor fan, heated towel rail, partially tiled walls, vinyl flooring, a UPVC double-glazed obscure window to the rear elevation.

Bedroom Two

10'2" x 7'5" (3.11 x 2.28)

The second bedroom has carpeted flooring, a radiator, coving to the ceiling, an in-built storage cupboard, a fitted wardrobe and a UPVC double-glazed window to the front elevation.

Bedroom Three

7'8" x 7'6" (2.35 x 2.30)

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

Bathroom

6'5" x 5'6" (1.97 x 1.69)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with an overhead rainfall shower and a handheld shower head, a heated towel rail, a wall-mounted electric shaving point, partially tiled walls, an extractor fan, coving to the ceiling, vinyl flooring and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking for multiple cars, access to the garage that provides ample storage, gated access to the rear garden and a lawn with a range of plants and shrubs.

Rear

To the rear of the property is an enclosed garden with a lawn, a paved patio area, a greenhouse, plants and shrubs 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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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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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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0115 7734300

906A Woodborough Road, Mapperley, Nottingham, NG3 5QR

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk

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