

# HoldenCopley

PREPARE TO BE MOVED

Glendale Close, Carlton, Nottinghamshire NG4 4FD

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Guide Price £325,000 - £350,000

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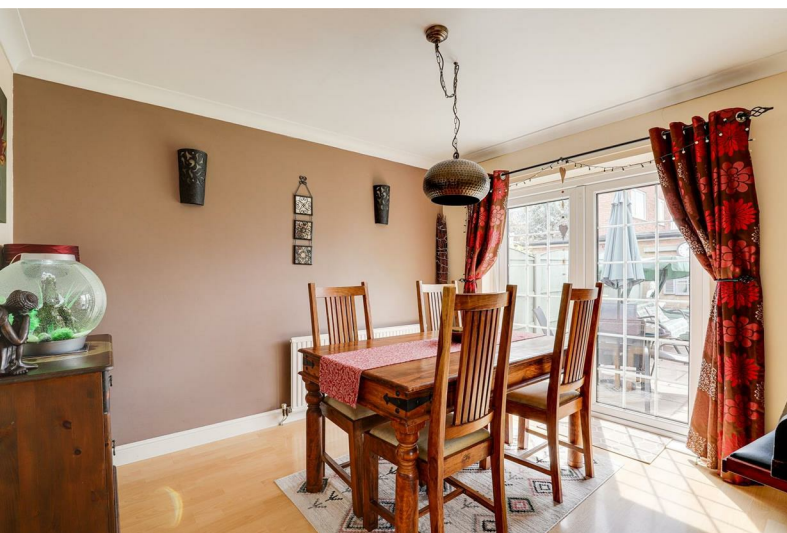


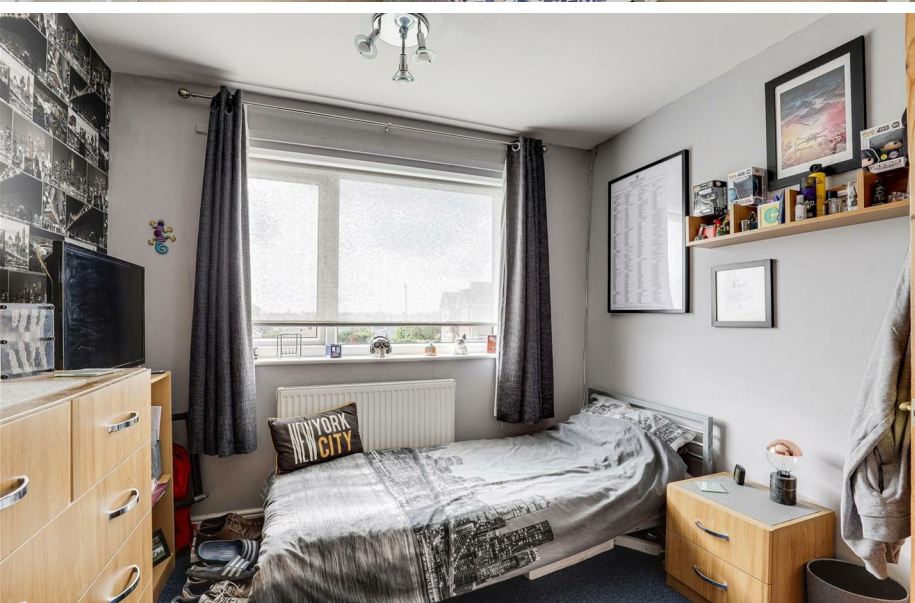
GUIDE PRICE £325,000 - £350,000

POPULAR LOCATION...

Welcome to this well-presented four-bedroom detached house, a perfect family home situated in a popular location close to local amenities including shops, eateries, schools, and excellent commuting links. Stepping inside, you are greeted by a hallway that provides access to the spacious living room, a separate dining room ideal for family meals, and a modern kitchen equipped to meet all your culinary needs. Completing the ground floor is a convenient W/C. The upper level features two double bedrooms and two good-sized single bedrooms, all well-presented and offering ample space for the whole family. A stylish three-piece bathroom suite completes this level, providing comfort and convenience. Outside, the front of the property boasts a driveway providing off-road parking, a block-paved patio area, and a garden with a lawn, complemented by plants and shrubs that enhance the property's kerb appeal. The rear garden is an enclosed, south-facing haven featuring a well-maintained lawn, a patio seating area perfect for outdoor dining, a deck seating area, and a decorative border filled with plants and shrubs. Additionally, there is access to a versatile playroom, offering a flexible space to suit your family's needs.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Driveway
- Leased Solar Panels
- South-Facing Rear Garden With Outdoor Playroom
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Hallway

The hallway has tiled flooring & laminate wood-effect flooring, carpeted stairs, a radiator, a UPVC double-glazed window to the side elevation and a single UPVC door providing access into the accommodation.

### Living Room

16'10" x 14'2" (5.14m x 4.34m)

The living room has carpeted flooring, a radiator, ceiling coving, an in-built storage cupboard, a feature fireplace with a decorative surround and a UPVC double-glazed window to the front elevation.

### Dining Room

10'9" x 10'11" (3.30m x 3.34m)

The dining room has laminate wood-effect flooring, a radiator, ceiling coving and double French doors opening out to the rear garden.

### Kitchen

9'4" x 10'8" (2.86m x 3.26m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer and a mixer tap, an integrated hob & oven, an extractor fan, space and plumbing for a washing machine, fridge & freezer, partially tiled walls, vinyl flooring, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access to the side of the property.

### W/C

3'7" x 5'6" (1.10m x 1.69m)

This space has a low level flush W/C, a pedestal wash basin, a radiator, tiled flooring and a UPVC double-glazed window to the front elevation.

## FIRST FLOOR

### Landing

The landing carpeted flooring, access to the first floor accommodation and access to the boarded loft with courtesy lighting via a dropdown ladder.

### Master Bedroom

15'1" x 11'4" (4.61m x 3.46m)

The main bedroom has laminate wood-effect flooring, a radiator, ceiling coving, an in-built storage cupboard and a UPVC double-glazed window to the front elevation.

### Bedroom Two

10'7" x 10'11" (3.25m x 3.35m)

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

### Bedroom Three

9'11" x 9'3" (3.03m x 2.84m )

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

### Bedroom Four

7'11" x 8'7" (2.43m x 2.64m)

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

### Bathroom

5'6" x 7'0" (1.69m x 2.15m)

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

## OUTSIDE

### Front

To the front of the property is a driveway providing off-road parking, a block-paved patio, a lawn with plants and shrubs, courtesy lighting, gated access to the rear garden, a hedge border and fence panelling boundary.

### Rear

To the rear garden has enclosed south-facing garden with a lawn, a paved patio

area, a deck area, access to the playroom, a decorative border with plants and shrubs and fence panelling surround.

### Playroom

16'4" x 8'7" (5.00m x 2.64m)

The playroom has laminate wood-effect flooring, courtesy lighting, power supply, a versatile area and double French doors providing access.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 3G, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## 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.

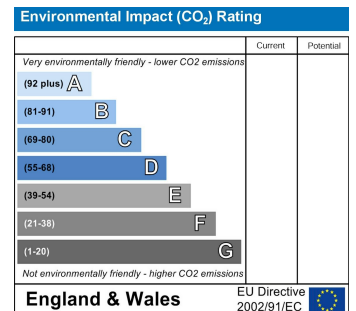
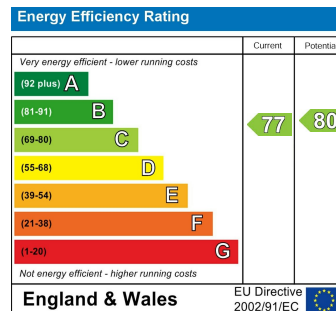
The vendor has advised the following:

Property Tenure is Freehold

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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.

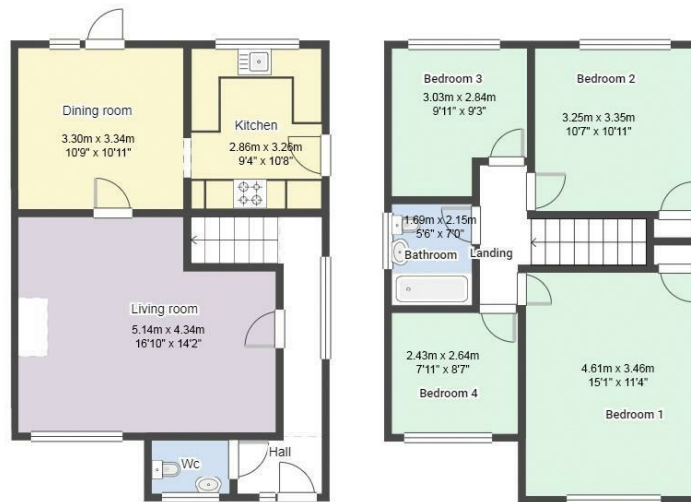
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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