

HoldenCopley

PREPARE TO BE MOVED

Buxton Avenue, Carlton, Nottinghamshire NG4 3RR

£275,000

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NO UPWARD CHAIN...

Nestled in a popular and vibrant location, this detached house offers convenient access to local amenities such as shops, schools, and much more, making it an ideal choice for a wide range of buyers. With excellent transport links to Nottingham City Centre and surrounding areas, this property presents a fantastic opportunity for those looking to put their own stamp on a home with plenty of potential. The ground floor has an entrance hall leading to a living room featuring a bay window, and a dining room with sliding patio doors opening to the rear garden. The dining area seamlessly transitions into a fitted kitchen via a breakfast bar, perfect for casual meals and entertaining. Ascending to the first floor, you will find four well-proportioned bedrooms and a three-piece bathroom suite. Externally, the front of the property boasts a planted garden and a driveway providing access to gated entry into the rear garden. The rear garden is mature with a fence-panelled boundary.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Three Piece Bathroom Suite
- Off-Street Parking
- Enclosed Rear Garden
- Plenty Of Potential
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall had carpeted flooring, a radiator, and a single door providing access into the accommodation.

Living Room

14'3" x 11'9" (4.36m x 3.59m)

The living room has a UPVC double glazed bay window to the front elevation, a radiator, a TV point, a feature fireplace, and carpeted flooring.

Dining Room

9'5" x 21'11" (2.88m x 6.70m)

The dining room has carpeted flooring, a dado rail, coving to the ceiling, a radiator, sliding patio doors providing access to the rear garden. and open access into the kitchen.

Kitchen

7'6" x 21'10" (2.31m x 6.68m)

The kitchen has a range of fitted base and wall units with worktops and a breakfast bar, a stainless steel sink with taps and a drainer, an integrated double oven, a gas hob, space and plumbing for a washing machine, space for a fridge freezer, tiled splashback, coving to the ceiling, vinyl flooring, and a UPVC double glazed window to the rear elevation.

FIRST FLOOR

Landing

5'10" x 5'0" (max) (1.80m x 1.53m (max))

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

Master Bedroom

9'5" x 13'8" (2.89m x 4.19m)

The main bedroom has a UPVC double glazed bay window to the front elevation, a radiator, an in-built cupboard, fitted wardrobes with a dressing table and over head cupboards, and carpeted flooring.

Bedroom Two

8'2" x 18'2" (2.49m x 5.54m)

The second bedroom has a UPVC double glazed window to the rear elevation, fitted wardrobes housing a pedestal wash basin, and carpeted flooring.

Bedroom Three

11'0" x 8'10" (3.37m x 2.70m)

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

Bedroom Four

9'5" x 6'1" (2.88m x 1.87m)

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

Bathroom

7'1" x 6'0" (2.17m x 1.84m)

The bathroom has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a walk-in shower enclosure with a wall-mounted electric shower fixture, a radiator, recessed spotlights, floor-to-ceiling tiling, and vinyl flooring.

OUTSIDE

Front

To the front of the property is a small planted garden, and a driveway to gated access to the rear garden.

Rear

To the rear of the property is an enclosed mature rear garden with a fence panelled boundary, an outside tap, and gated access.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 220Mbps

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

Sewage – Mains Supply

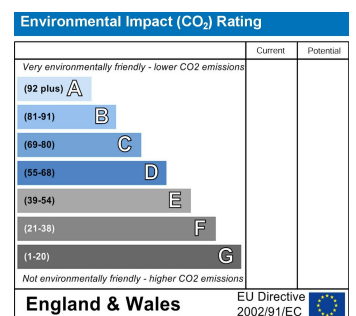
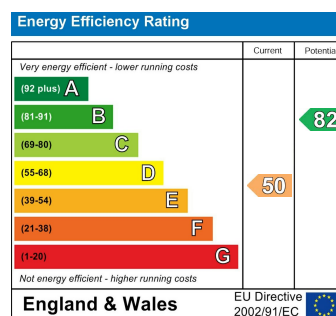
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

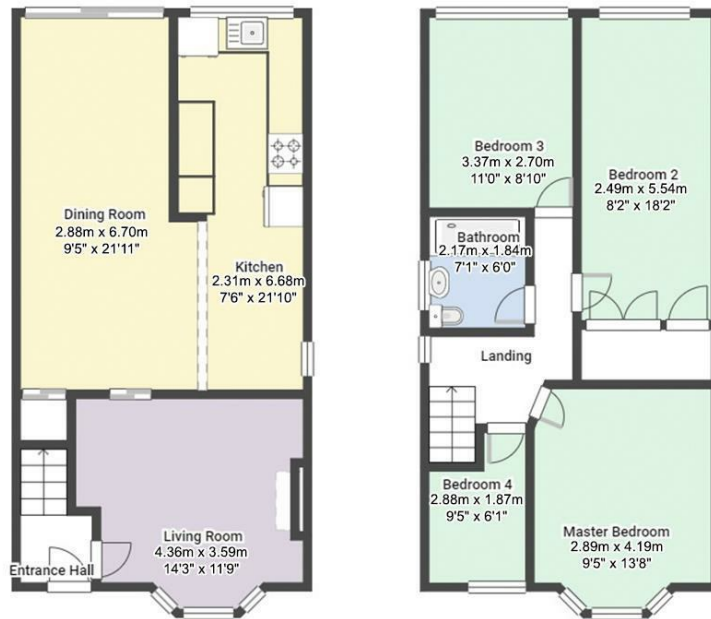
Any Legal Restrictions – No

Other Material Issues – No



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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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