

HoldenCopley

PREPARE TO BE MOVED

Second Avenue, Carlton, Nottinghamshire NG4 1GH

Guide Price £350,000 - £375,000

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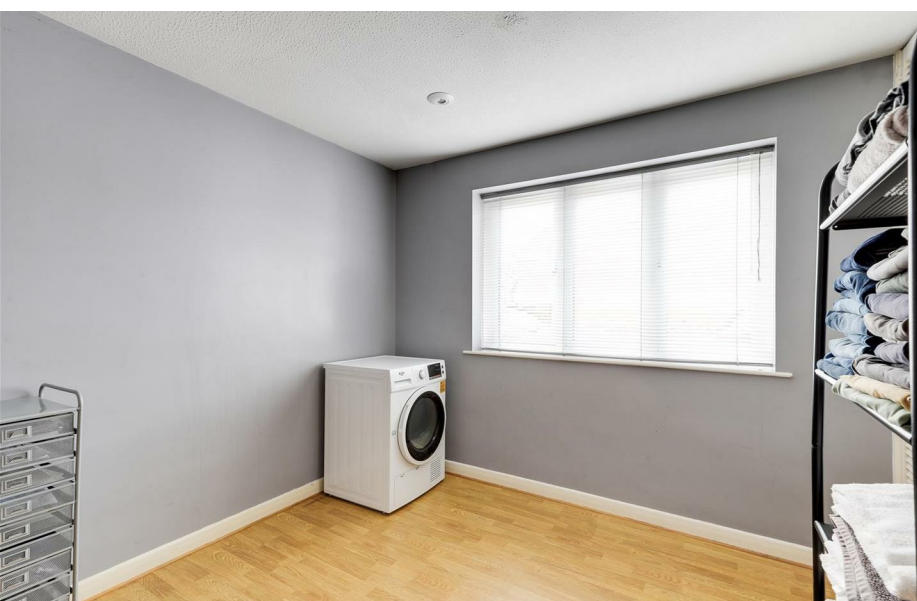
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LOCATION LOCATION LOCATION...

This stunning three-bedroom detached bungalow has been meticulously updated with no expense spared, offering immaculate presentation throughout. Perfect for a variety of buyers eager to move straight in, this dream home is located in a highly sought-after area close to an array of local amenities, including the scenic Colwick Country Park, shops, excellent transport links and top-rated school catchments. Upon entering, you are welcomed by a bright and inviting hallway that leads into a spacious living room, ideal for both relaxing and entertaining. The modern fitted kitchen is equipped with high-quality appliances and finishes, providing a stylish yet functional space for culinary enthusiasts. The accommodation also includes three well-appointed bedrooms, each offering comfortable living spaces and a contemporary three-piece bathroom suite designed with elegance and relaxation in mind. Externally, the property boasts a range of features designed to enhance convenience and outdoor enjoyment. The front of the property includes a driveway and a detached garage providing ample parking, as well as a lean-to storage area for additional utility space. The rear garden is a true highlight, beautifully presented with low-maintenance artificial lawn, a patio area perfect for al fresco dining and an elevated decking area for soaking up the sun or entertaining guests. This exceptional bungalow combines luxury and practicality, making it an ideal home for those seeking a move-in ready property in a prime location.

MUST BE VIEWED





- Detached Bungalow
- Three Bedrooms
- Fitted Kitchen
- Living Room
- Three Piece Bathroom Suite
- Lean-To Storage
- Garage
- Driveway
- Private Enclosed Rear Garden
- Must Be Viewed





ACCOMMODATION

Hallway

11'4" x 7'9" (3.46 x 2.38)

The hallway has oak flooring, a built-in cupboard, recessed spotlights and a single composite door providing access into the accommodation.

Hallway

16'9" x 9'8" (5.12 x 2.96)

The hallway has oak flooring, a radiator, a built-in cupboard and access to the boarded loft via a drop-down ladder.

Kitchen

The kitchen has a range of fitted base and wall units with worktops, an integrated double oven and fridge-freezer, a gas hob and extractor fan, a composite sink with a drainer and a moveable swan neck mixer tap, tiled flooring, recessed spotlights and a UPVC double-glazed window to the front elevation.

Living Room

15'11" x 11'5" (4.87 x 3.48)

The living room has a UPVC double-glazed window to the rear elevation, oak flooring, a vertical radiator, a tiled hearth, coving, recessed spotlights and double French doors providing access out to the garden.

Master Bedroom

12'11" x 11'8" (3.94 x 3.57)

The main bedroom has a UPVC double-glazed square bay window to the rear elevation, oak flooring, a radiator, coving and recessed spotlights.

Bedroom Two

10'0" x 8'2" (3.07 x 2.49)

The second bedroom has a UPVC double-glazed window to the rear elevation, oak flooring, a radiator and recessed spotlights.

Bedroom Three

9'6" x 9'3" (2.90 x 2.83)

The second bedroom has a UPVC double-glazed window to the front elevation, oak flooring, a radiator, a built-in wardrobe and recessed spotlights.

Bathroom

7'11" x 5'9" (2.43 x 1.76)

The bathroom has a low level flush W/C, a wash basin with fitted storage, a walk in shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, tiled flooring, partially tiled walls, a fitted wall-mounted cupboard, a chrome heated towel rail, recessed spotlights and a UPVC double-glazed obscure window to the front elevation.

Lean-to

36'10" x 3'6" (11.25 x 1.09)

This space has shelving and ample storage space.

OUTSIDE

Garage

16'11" x 8'11" (5.16 x 2.73)

The garage has shelving, lighting and a roller door.

Front

To the front of the property is a garage and a driveway.

Rear

To the rear of the property is a private garden with a fence panelled boundary, a raised decking area, a patio, raised planters and an artificial lawn.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach

Broadband Speed - Superfast - 120 Mbps (Highest available download speed)

20 Mbps (Highest available upload speed)

Phone Signal – All 3G & 4G, most 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

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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