

# HoldenCopley

PREPARE TO BE MOVED

Cliff Road, Carlton, Nottinghamshire NG4 1BT

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Guide Price £240,000 - £275,000

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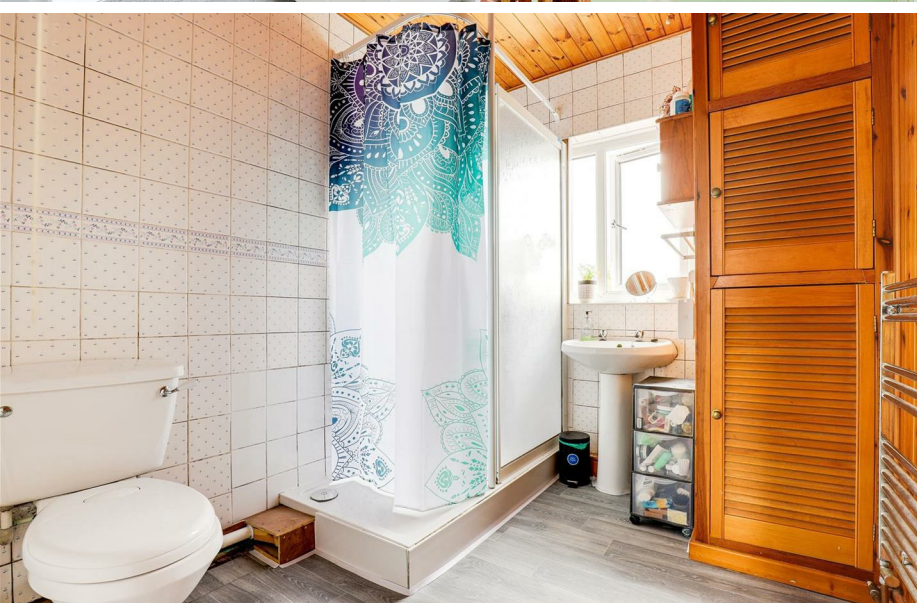
GUIDE PRICE: £240,000 - £260,000

SEMI DETACHED HOUSE...

This semi-detached house, located in a highly sought-after area, offers an ideal setting for a growing family. Positioned close to a range of local amenities, including shops, schools, and excellent transport links, this property ensures convenience and comfort. On the ground floor, the welcoming entrance hall leads to a W/C and a spacious living room featuring a recessed chimney breast alcove with a cosy log burner. The living room flows seamlessly into the dining room, which boasts French doors that open into a bright Orangery. The Orangery provides direct access to the large rear garden and also leads to a modern, fitted kitchen, perfect for family meals and entertaining. Upstairs, the property offers three well-proportioned bedrooms and a three-piece bathroom suite. Externally, the front of the property features a small courtyard and a block-paved shared driveway, providing access to both the garage and the expansive rear garden. The rear garden with a patio area, courtesy lighting, a well-maintained lawn, and a secure fence and hedge boundary, offering a peaceful and private outdoor space.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Three-Piece Bathroom Suite & Ground Floor W/C
- Driveway & Garage
- Enclosed Rear Garden
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

14'1" x 6'11" (4.30m x 2.12m)

The entrance hall has a UPVC double glazed obscure window to the side elevation, carpeted flooring, a fitted base cupboard, an in-built cupboard, a radiator, and a composite door providing access into the accommodation.

### W/C

This space has a low flush W/C with a wash basin, a heated towel rail, and an extractor fan.

### Living Room

10'8" x 12'2" (3.26m x 3.72m)

The living room has a UPVC double glazed window to the front and side elevation, a radiator, a dado rail, coving to the ceiling, recessed chimney breast alcove with a wooden surround and tiled hearth, carpeted flooring and opening access into the dining room.

### Dining Room

10'8" x 11'8" (3.26m x 3.58m)

The dining room has carpeted flooring, a recessed chimney breast alcove, a dado rail, coving to the ceiling, a radiator, and French door opening into the orangery.

### Orangery

10'0" x 8'10" (3.06m x 2.71m)

The orangery has vinyl flooring, a UPVC double glazed window to the side elevation, recessed spotlights, a lantern style roof, double French doors opening out to the rear garden, and open access into the kitchen.

### Kitchen

12'3" x 10'0" (3.75m x 3.06m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and half with a mixer tap and drainer, an integrated oven, and integrated microwave, a ceramic hob and extractor fan, space and plumbing for a washing machine and dishwasher, space for a tumble dryer, a radiator, recessed spotlights, tiled splashback, vinyl flooring, and two UPVC double glazed windows to the rear and side elevation.

## FIRST FLOOR

### Landing

3'7" x 6'8" (1.10m x 2.05m)

The landing has a UPVC double glazed window to the side elevation, carpeted flooring, coving to the ceiling, access into the boarded loft with lighting via a pull-down ladder, and access to the first floor accommodation.

### Master Bedroom

8'10" x 13'2" (2.71m x 4.03m)

The main bedroom has a UPVC double glazed window to the front and side elevation, a radiator, a range of fitted furniture including wardrobes, cupboard, drawers and a dressing table, a dado rail, coving to the ceiling, and wood-effect flooring.

### Bedroom Two

12'3" x 10'8" (3.74m x 3.27m)

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

### Bedroom Three

7'10" x 6'11" (2.40m x 2.13m)

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

### Bathroom

6'10" x 8'4" (2.10m x 2.56m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted shower fixture, an in-built cupboard, a chrome heated towel rail, partially tiled walls, and vinyl flooring.

## OUTSIDE

## Front

To the front of the property is a small courtyard, a block paved shared driveway with access to the garage and rear garden.

## Rear

To the rear of the property is a large rear garden with a patio area, courtesy lighting, a lawn, and a fence panelled with a hedged boundary.

## 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

## 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.

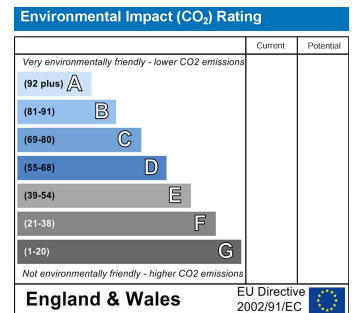
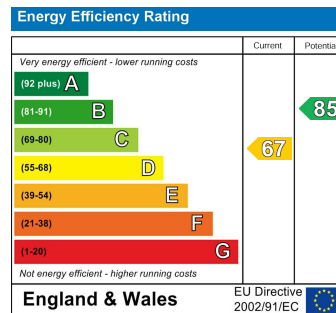
The vendor has advised the following:

Property Tenure is Freehold

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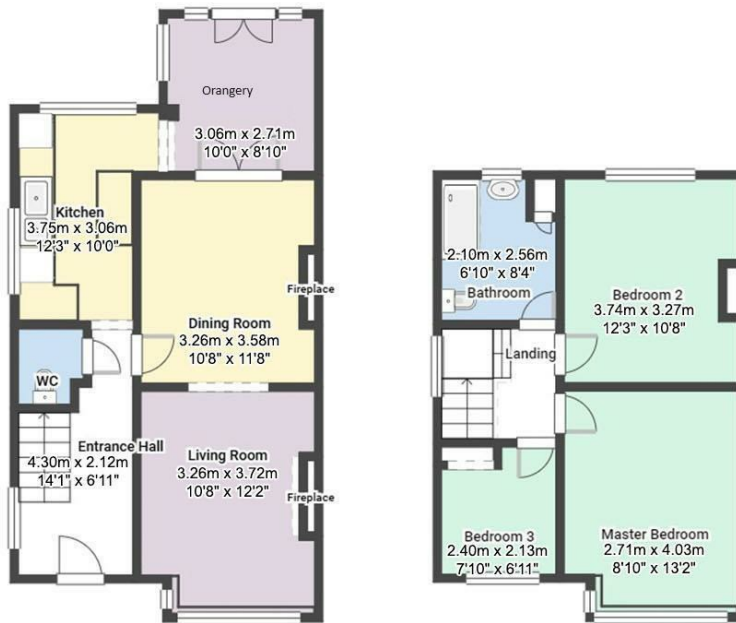
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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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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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