

HoldenCopley

PREPARE TO BE MOVED

Hillview Road, Carlton, Nottinghamshire NG4 ILD

Guide Price £285,000

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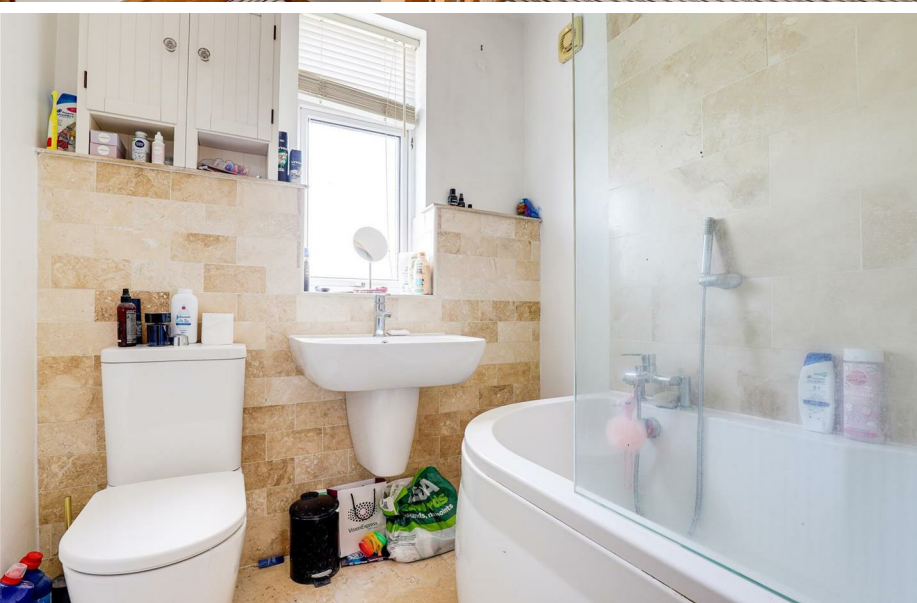
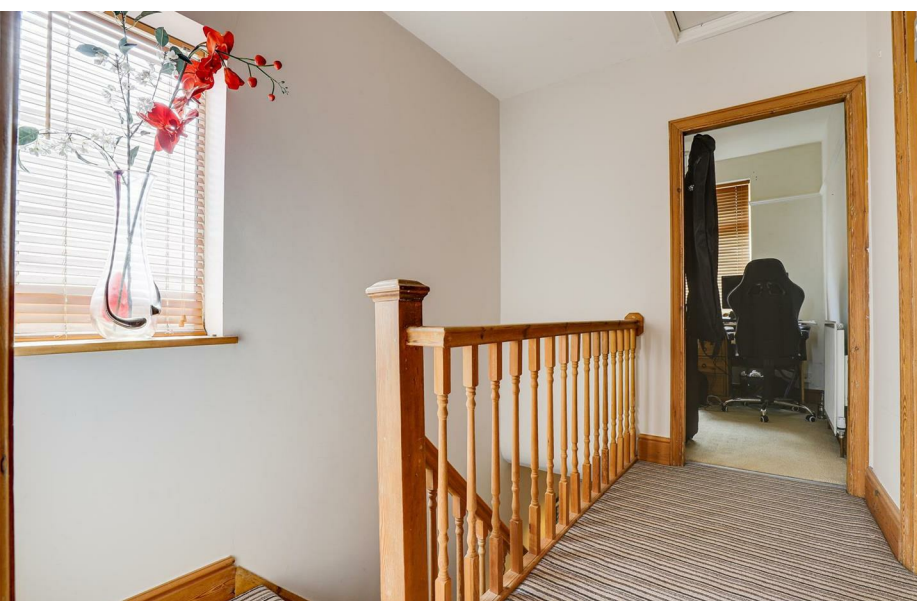
GUIDE PRICE £285,000 - £300,000

SEMI DETACHED HOUSE...

This extended semi-detached house offers the perfect home for a growing family, nestled in a popular location close to shops, schools, and numerous local amenities. With excellent transport links to Nottingham City Centre and surrounding areas, convenience is at your doorstep. The ground floor features an inviting entrance porch and hallway leading to a spacious living room with a charming bay window. The dining room seamlessly connects to a well-appointed kitchen with a central island and a breakfast bar, complete with bi-folding doors that open onto a lovely balcony. A three-piece shower room is also situated on the ground floor for added convenience. Upstairs, you'll find three generously sized bedrooms, including a master bedroom with a bow window, a window seat, and a three-piece family bathroom. Outside, the property boasts a block-paved driveway with access to a garage offering ample storage. The south-facing rear garden is an idyllic retreat, featuring a lush lawn, decked seating area, shed, and steps leading up to the decked balcony. The garden is enclosed by hedges and fence panels, with gated access for privacy.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Living Room
- Dining Room
- Spacious Fitted Kitchen
- Three-Piece Bathroom Suite & Ground Floor Shower Room
- Cellar
- Garage & Driveway
- Enclosed Rear Garden
- Must Be Viewed





GROUND FLOOR

Entrance Porch

The entrance hall has access into the hallway

Hallway

The hallway has wood-effect flooring, carpeted stairs, a fitted base cupboard, a radiator, and a solid wooden door providing access into the accommodation.

Living Room

14'6" x 10'11" (4.43m x 3.33m)

The living room has a UPVC double glazed bay window to the front elevation, a recessed chimney breast alcove, a radiator, and wood flooring.

Dining Room

11'10" x 14'0" (3.62m x 4.29m)

The dining room has wood flooring, a radiator, recessed spotlights, a recessed chimney breast alcove, an in-built cupboard, and open access into the kitchen.

Kitchen

19'4" x 18'5" (5.91m x 5.62m)

The kitchen has a range of fitted base and wall units with a solid wood worktop, central island and breakfast bar, space for a range cooker, an extractor fan, a composite sink and half with a swan neck mixer tap and drainer, integrated wine fridge, a vertical radiator, recessed spotlights, wood flooring, Velux windows, and Bi-folding doors opening onto the patio area.

Shower Room

5'7" x 6'7" (1.71m x 2.03m)

The shower room has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a wall-mounted wash basin, a shower enclosure with a wall-mounted shower fixture, a radiator, an in-built cupboard, recessed spotlights, partially tiled walls, and tiled flooring.

BASEMENT

Cellar

18'8" x 19'6" (5.70m x 5.96m)

The cellar has ample storage, and can be accessed through the rear garden.

FIRST FLOOR

Landing

8'9" x 3'6" (2.68m x 1.09m)

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

Master Bedroom

10'5" x 14'10" (3.19m x 4.54m)

The main bedroom has a UPVC double glazed bow window to the front elevation with a window seat, a recessed chimney breast alcove, a picture rail, a radiator, and carpeted flooring.

Bedroom Two

10'10" x 10'11" (3.32m x 3.34m)

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

Bedroom Three

7'7" x 6'9" (2.33m x 2.08m)

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

Bathroom

7'0" x 6'3" (2.14m x 1.92m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a wall-mounted wash basin, a panelled bath with a wall-mounted electric shower, a handheld shower fixture and shower screen, a radiator, partially tiled walls, and tiled flooring.

OUTSIDE

Front

To the front of the property is courtesy lighting, a block paved driveway with access into the garage which has ample storage and a double wooden doors opening onto the driveway, and gated access to the rear garden.

Rear

To the rear of the property has an enclosed garden with a lawn, a decked seating area, a shed, steps up to the decked balcony, courtesy lighting, a hedged and fence panelled boundary, 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 100Mbps

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

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

The vendor has informed us that the rear extension has been signed off. We are currently awaiting the documents however just to confirm that HoldenCopley have not seen sight of any paperwork to confirm this meets building regulations. Before entering into an agreement, it is the buyers responsibility to confirm with their solicitor that satisfactory checks have been made.

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:

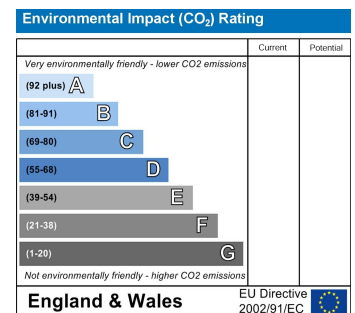
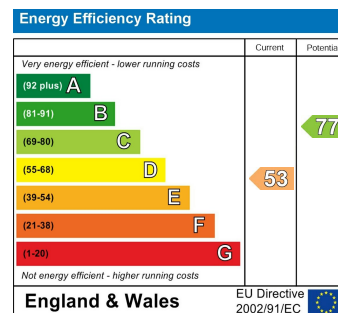
Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars.

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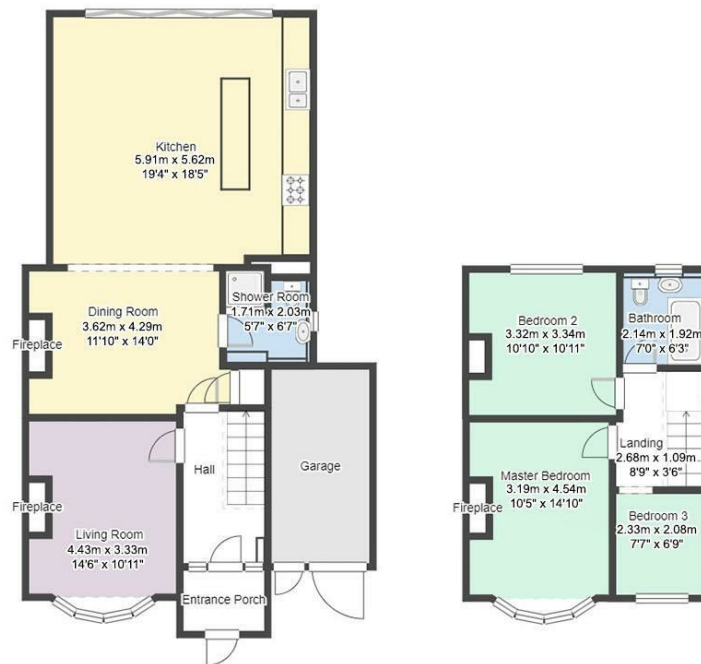
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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



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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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