

HoldenCopley

PREPARE TO BE MOVED

Burlington Road, Carlton, Nottinghamshire NG4 3JJ

Guide Price £300,000 - £325,000

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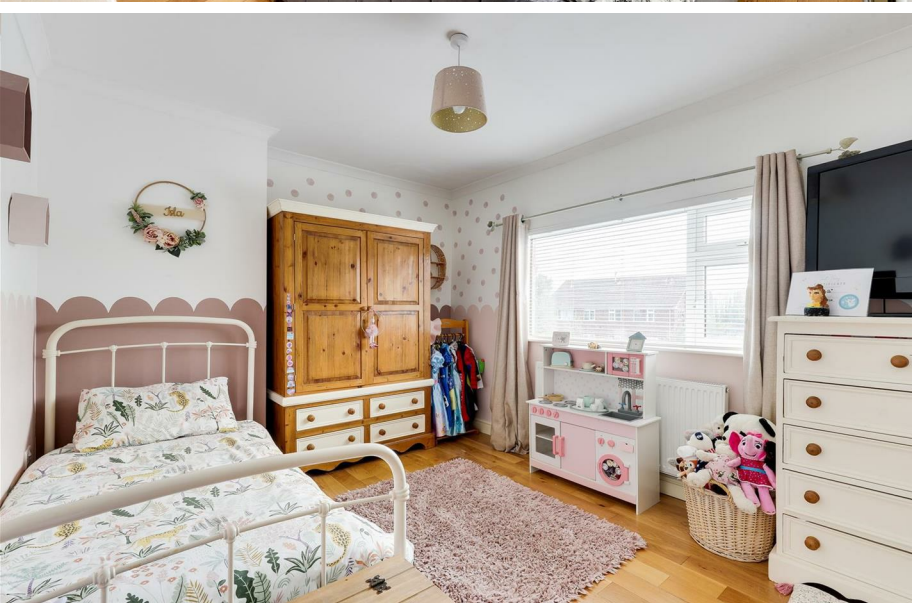
GUIDE PRICE £300,000 - £325,000

LOCATION LOCATION LOCATION...

This immaculate three-bedroom semi-detached house offers spacious accommodation, making it the perfect choice for a family ready to move straight in. Situated in a sought-after location, the property is conveniently close to a range of local amenities, including shops, excellent transport links and great schools. The ground floor welcomes you with a cozy living room, a well-appointed fitted kitchen and a versatile family room ideal for entertaining or relaxing. Additionally, there is a practical utility room and a convenient W/C, adding to the home's functionality. Upstairs, the first floor features three generously sized bedrooms, each filled with natural light, alongside a stylish three-piece bathroom suite. The boarded loft provides valuable extra storage space, catering to the needs of a growing family. Externally, the property boasts a driveway at the front, offering off-street parking. The private rear garden is a true highlight, featuring a patio area perfect for outdoor dining, an inviting outdoor bar for entertaining guests, a well-kept lawn and a handy shed for additional storage.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Living Room
- Fitted Kitchen & Utility Room
- Family Room
- Ground Floor W/C
- Three Piece Bathroom Suite
- Large Private Rear Garden
- Driveway
- Must Be Viewed





GROUND FLOOR

Hallway

6'11" × 6'11" (2.13 × 2.11)

The hallway has porcelain tiled flooring with wet and electric underfloor heating, carpeted stairs, recessed spotlights and a single UPVC door providing access into the accommodation.

W/C

4'8" × 2'3" (1.44 × 0.71)

This space has a low level flush W/C, a wash basin with fitted storage, porcelain tiled flooring, a chrome heated towel rail, a recessed spotlight and a UPVC double-glazed obscure window to the side elevation.

Kitchen

20'11" × 10'8" (6.39 × 3.26)

The kitchen has a range of fitted shaker style base and wall units with worktops, a freestanding range cooker with an extractor hood, a Belfast sink with a swan neck mixer tap, an integrated dishwasher, fridge and freezer, porcelain tiled flooring with underfloor wet and electric heating, a panelled feature wall, recessed spotlights, a UPVC double-glazed window to the side elevation and open access to the family room.

Utility Room

8'6" × 5'1" (2.60 × 1.56)

The utility room has fitted shaker style base and wall units with a worktop, porcelain tiled flooring with underfloor wet and electric heating, recessed spotlights, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access out to the garden.

Family Room

15'4" × 14'1" (4.68 × 4.31)

The family room has porcelain tiled flooring with underfloor wet and electric heating, recessed spotlights, a lantern roof and a four panel bi-folding doors providing access out to the garden.

Living Room

19'5" × 13'3" (5.92 × 4.05)

The living room has a UPVC double-glazed bay window to the front elevation, solid oak flooring with underfloor wet and electric heating, a vertical radiator, a recessed chimney breast alcove with a tiled hearth, recessed spotlights, coving and open access to the family room.

FIRST FLOOR

Landing

7'11" × 3'2" (2.43 × 0.98)

The landing has carpeted flooring, access to the boarded loft, a UPVC double-glazed window to the front elevation and provides access to the first floor accommodation.

Master Bedroom

10'9" × 10'2" (3.29 × 3.10)

The main bedroom has a UPVC double-glazed window to the rear elevation, solid oak flooring, a radiator, fitted sliding door wardrobes and coving.

Bedroom Two

13'3" × 10'1" (4.05 × 3.09)

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

Bedroom Three

10'1" × 6'11" (3.08 × 2.11)

The third bedroom has a UPVC double-glazed window to the front elevation, solid oak flooring and a radiator.

Bathroom

6'9" × 5'3" (2.08 × 1.62)

The bathroom has a low level flush W/C, a wash basin with fitted storage, a fitted bath with a mains-fed over the head rainfall shower and a hand-held shower, a glass shower screen, vinyl flooring, a chrome heated towel rail, partially tiled walls, recessed spotlights, an extractor fan and two UPVC double-glazed obscure windows to the front and side elevations.

OUTSIDE

Front

To the front of the property is a driveway and decorative stones with a hedge and brick wall boundary.

Rear

To the rear of the property is a private garden with a fence panelled and hedge boundary, a patio area with decorative stone border and a wooden outdoor bar, a lawn and a shed.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

Phone Signal – All 4G & 5G, some 3G 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 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.

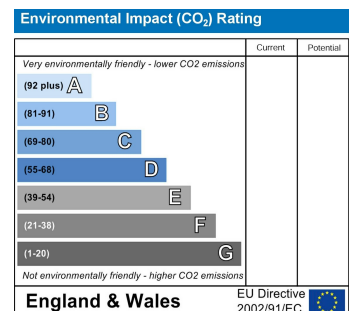
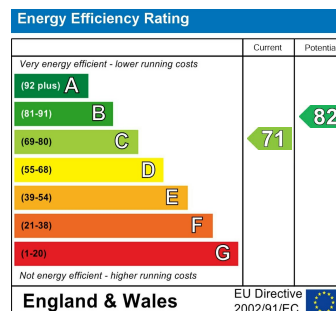
The vendor has advised the following:

Property Tenure is Freehold

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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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