

# HoldenCopley

PREPARE TO BE MOVED

Middle Avenue, Carlton, Nottinghamshire NG4 1PG

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**Guide Price £370,000**

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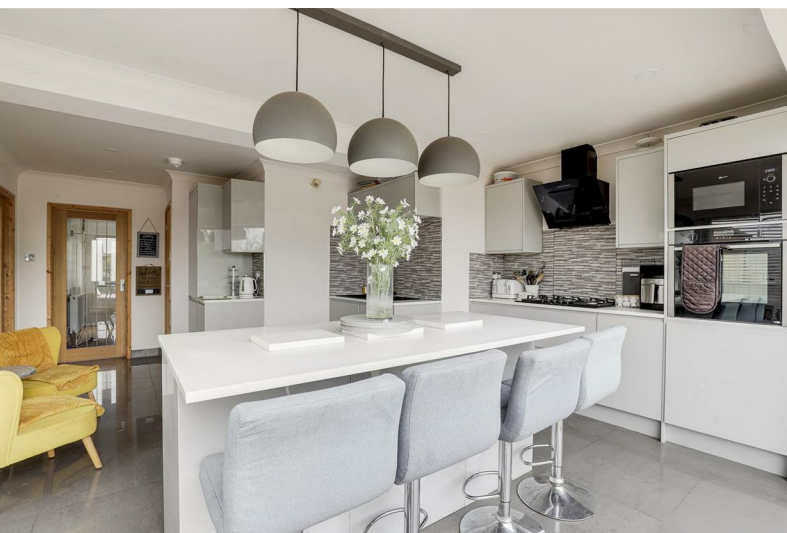


GUIDE PRICE £370,000 - £390,000

RENOVATED THROUGHOUT...

This beautifully renovated four-bedroom detached house in Carlton offers a modern and spacious living environment, making it an ideal choice for any family buyer. Every room in the property has undergone a full renovation and insulation throughout, resulting in a stylish and contemporary home that is ready to move into. Situated in a popular location, the house is within close proximity to a range of local amenities, shops, excellent schools, and convenient transport links. The ground floor features an inviting entrance hall that leads to a bright and airy living room, seamlessly flowing into the dining area. The newly fitted kitchen diner is a highlight of the home, boasting a central breakfast bar island, integrated appliances, and bi-folding doors that open out onto the rear patio, perfect for entertaining. Additionally, the ground floor includes a utility cupboard, a bedroom, and a modern bathroom. The first floor comprises three bedrooms, two of which benefit from en-suite bathrooms, adding a touch of luxury and convenience. Outside, the property features a gated driveway providing ample off-road parking and leading to a single detached garage. The generous-sized rear garden includes multiple patio areas and a large lawn, offering plenty of space for outdoor activities and relaxation. This house is a fantastic opportunity for a growing family looking for a contemporary and spacious home in a desirable location.

MUST BE VIEWED





- Completely Renovated Detached House
- Four Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen With Integrated Appliances
- Three Bathrooms
- Gated Driveway & Garage
- Generous-Sized Garden
- Owned Solar Panels & Wall Insulation Throughout
- Close To Local Amenities & Schools
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

The entrance hall has wooden flooring, a radiator, coving to the ceiling, carpeted stairs, a UPVC double-glazed window to the front elevation, and a single composite door providing access into the accommodation.

### Kitchen Diner

18'9" x 14'11" (5.74m x 4.56m)

The kitchen has a range of fitted handleless base and wall units, a central breakfast bar island, a composite sink with a movable swan neck mixer tap and drainer, a five-ring gas hob with an angled extractor fan, an integrated oven and microwave, an integrated dishwasher, an integrated fridge freezer, tiled flooring, tiled splashback, a vertical radiator, coving to the ceiling, double wooden doors with glass inserts leading into the dining room, a UPVC double-glazed window to the side elevation, a single UPVC door and a bi-folding door opening out to the garden.

### Utility

This space has plumbing for a washing machine and space for a tumble-dryer.

### Dining Room

10'3" x 9'11" (3.13m x 3.04m)

The dining room has UPVC double-glazed windows to the side and rear elevation, wooden flooring, a radiator, coving to the ceiling, and open access into the living room.

### Living Room

12'5" x 11'0" (3.80m x 3.37m)

The living room has two UPVC double-glazed windows to the front elevation, wooden flooring, a radiator, coving to the ceiling, a TV point, and a feature fireplace with a wooden mantelpiece and tiled hearth.

### Bedroom Four

10'5" x 7'11" (3.20m x 2.43m)

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

### Bathroom

11'10" x 7'5" (3.63m x 2.27m)

The bathroom has a low level dual flush W/C, a vanity unit wash basin, a shower enclosure, a panelled bath, tiled splashback, tiled flooring, an electrical shaving point, a radiator, recessed spotlights, and a UPVC double-glazed obscure window to the side elevation.

## FIRST FLOOR

### Landing

The landing has carpeted flooring, access to the loft, and provides access to the first floor accommodation.

### Bedroom One

20'7" x 10'0" (6.29m x 3.05m)

The first bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, a fitted sliding mirrored door wardrobe and access into the en-suite.

### En-Suite

7'5" x 2'10" (2.27m x 0.88m)

The en-suite has a low level dual flush W/C, a wash basin with fitted storage underneath, a shower enclosure with an overhead rainfall shower head and a handheld shower head, partially tiled walls, wood-effect flooring, a chrome heated towel rail, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

### Bedroom Two

12'6" x 12'5" (3.82m x 3.80m)

The second bedroom has a UPVC double-glazed window to the front elevation, coving to the ceiling, carpeted flooring, a radiator, and fitted sliding door wardrobes,

### Bedroom Three

12'4" x 8'0" (3.77m x 2.44m)

The third bedroom has a UPVC double-glazed window to the side elevation, carpeted flooring, a radiator, a wall-mounted boiler, and access into the second en-suite.

### En-Suite Two

6'3" x 2'7" (1.92m x 0.80m)

The second en-suite has a low level dual flush W/C, a wash basin with a fitted storage underneath, a shower enclosure with an overhead rainfall shower, a chrome heated towel rail, partially tiled walls, a singular recessed spotlight, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

## OUTSIDE

## Front

To the front of the property is a gated driveway with double iron-gates providing access, courtesy lighting, a range of plants and shrubs, an external power socket, and access to the garage towards the rear.

## Garage

The garage has an up and over door opening out onto the driveway.

## Rear

To the rear of the property is a private enclosed garden with multiple patio areas, courtesy lighting, an outdoor tap, a lawn, and fence panelling.

## ADDITIONAL INFORMATION

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast available - 1000 Mbps (available) 220 Mbps (download)

Phone Signal - Mostly 4G / 5G

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk Area - Very low risk

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:

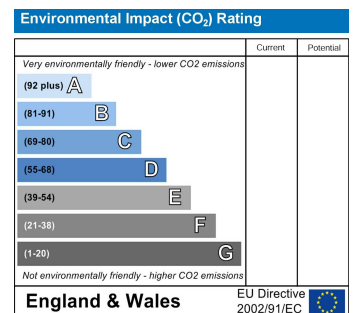
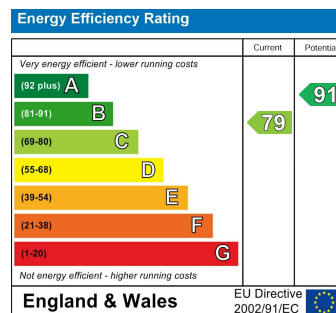
Property Tenure is Freehold

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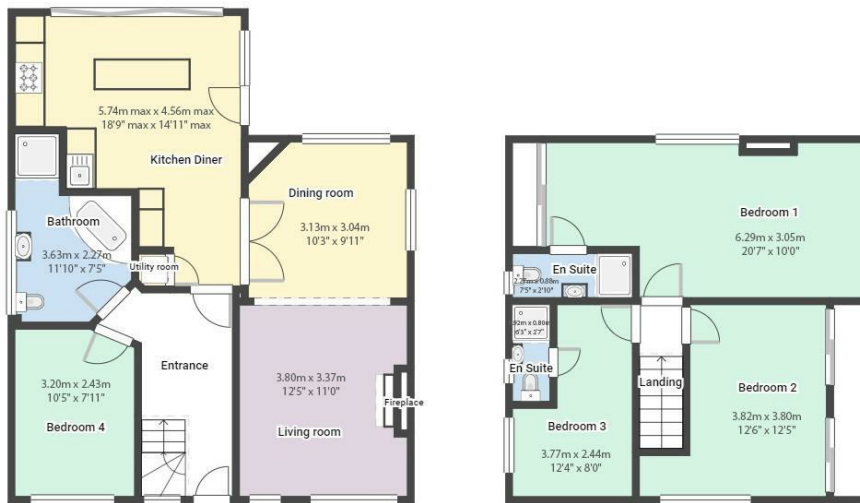
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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