

HoldenCopley

PREPARE TO BE MOVED

Onchan Drive, Carlton, Nottinghamshire NG4 1DB

Guide Price £375,000 - £400,000

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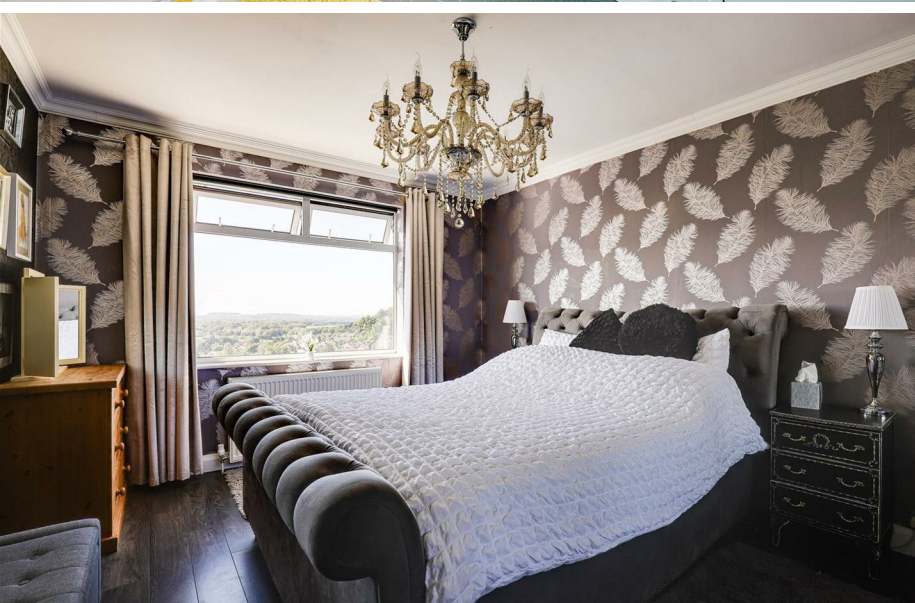
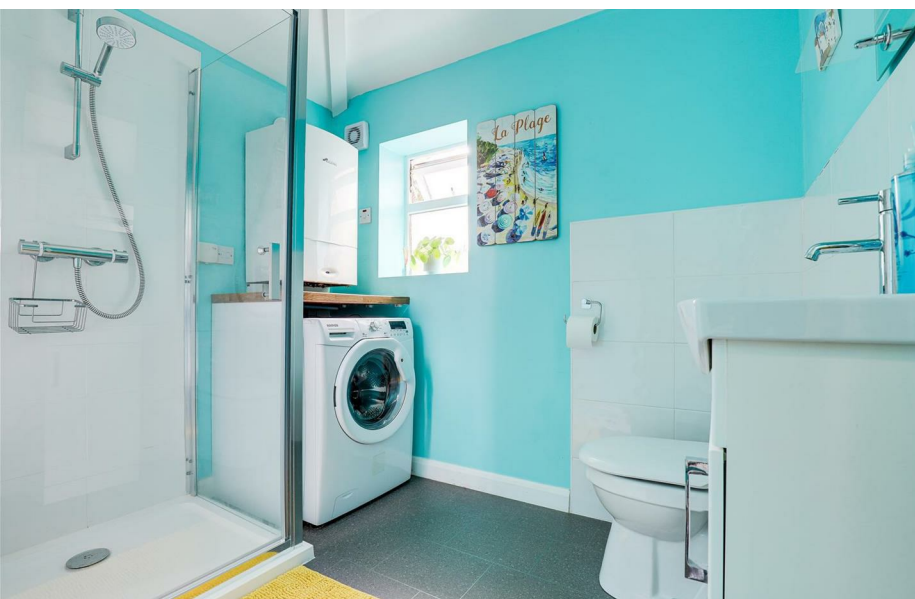
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DETACHED FAMILY HOME OFFERING BEAUTIFUL VIEWS...

This three-bedroom detached house offers spacious accommodation whilst being exceptionally well-presented along with the added benefit of no upward chain, making it the perfect purchase for any family buyer looking for their new home. Internally, to the ground floor there is a porch leading to an inviting entrance hall with beautiful stained-glass windows, a sound-proofed and versatile cinema room, a living room, a light-filled 'L' shaped kitchen diner adorned with modern fitted units, integrated appliances, a dining area with a sky lantern roof and bi-folding doors opening out onto the raised decked terrace offering breathtaking views across Colwick Country Park, the Trent Valley and beyond. The ground floor is complete with a shower and utility room, a side porch and internal access into the garage. The first floor comprises two double bedrooms, a single bedroom and a well-designed bathroom suite, featuring a large walk-in shower enclosure and a double-ended bath. Outside to the front of the property is a driveway with parking for three vehicles, alongside an electric car-charging point. The rear of the property is a standout feature, as the garden boasts an expansive south-facing garden with a lawn, fruit trees, mature trees and shrubs. This property is situated within proximity to various local amenities including Colwick Country Park, shops, regular transport links and excellent school catchments.

NO UPWARD CHAIN!





- Detached House With Stunning Views Over Colwick Park, Trent Valley & Beyond
- Three Good-Sized Bedrooms
- Fully Equipped & Sound-Proofed Cinema Room
- Spacious Living Room With Fireplace
- Modern Fitted Kitchen Diner With Integrated Appliances
- Ground Floor Shower Room/Utility Room
- Stylish Four-Piece Bathroom Suite With Large Walk-In Shower
- Integral Garage & Driveway With An Electric Vehicle Charging Point
- Private, Substantial South-Facing Rear Garden with Large Decked Terrace and Access to Cellar
- No Upward Chain





GROUND FLOOR

Porch

The porch has wooden single-glazed obscure arched windows to the front elevation, tile-effect flooring, a radiator and a single composite door providing access into the accommodation.

Entrance Hall

14'0" x 8'4" (4.28m x 2.56m)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, an under the stairs cupboard, an alarm panel, a heating control panel, a single door with a stained glass insert and stained glass windows either side.

Cinema Room

10'6" x 13'8" (3.21m x 4.17m)

The cinema room has a UPVC double-glazed bay window to the front elevation, carpeted flooring, sound proofed walls and ceiling, a projector with a cinema screen and Dolby Atmos surround sound.

Living Room

11'5" x 16'11" (3.48m x 5.17m)

The living room has carpeted flooring, three radiators, a feature fireplace with an open fire and decorative surround, coving to the ceiling, a ceiling rose, UPVC double-glazed square bay window to the rear elevation, and double French doors providing access out onto the balcony.

Kitchen Diner

11'0" x 16'11" (3.36m x 5.17m)

The 'L' shaped kitchen has a range of fitted gloss handleless base and wall units with worktops, an integrated oven/microwave, an integrated Steam oven, an integrated dishwasher, an induction hob with an angled extractor hood, a sink and a half with a drainer and a swan neck mixer tap, a Zipp HydroTap providing instant hot water and filtered water, space for an American-style fridge freezer, wood-effect flooring, a radiator, partially tiled walls, space for a dining table set, a UPVC double-glazed window to the side elevation, a sky roof lantern, LED recessed spotlights and bi-folding doors providing access out onto the balcony.

Shower & Utility Room

7'6" x 5'7" (2.30m x 1.72m)

This space has a low level flush W/C, a wash basin with fitted storage, a shower enclosure with a mains-fed shower, a wall-mounted Worcester combi boiler, space and plumbing for a washing machine, tile-effect flooring, partially tiled walls, a chrome heated towel rail, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

Side Porch

8'0" x 3'1" (2.46m x 0.95m)

This space has tile-effect flooring, a radiator, access to the garage, a skylight and a single composite door providing access out to the side of the property.

Garage

8'3" x 15'5" (2.52m x 4.71m)

The garage has a wooden single-glazed window to the side elevation, lighting, power points and double garage doors opening out onto the front driveway.

FIRST FLOOR

Landing

2'8" x 9'3" (0.83m x 2.82m)

The landing has a UPVC double-glazed obscure window to the side elevation, carpeted flooring, a radiator, access to the boarded loft via a drop-down ladder and provides access to the first floor accommodation.

Master Bedroom

11'5" x 13'10" (3.48m x 4.24m)

The main bedroom has a UPVC double-glazed window to the rear elevation providing stunning views, wood-effect flooring, a radiator and coving.

Bedroom Two

11'5" x 13'5" (3.48m x 4.09m)

The second bedroom has a UPVC double-glazed bay window to the front elevation, wood-effect flooring, a radiator, a fitted corner-shaped wardrobe and coving to the ceiling.

Bedroom Three

7'8" x 8'4" (2.34m x 2.55m)

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

Bathroom

10'6" x 8'1" (3.22m x 2.48m)

The bathroom has a low level flush W/C, a wash basin with fitted storage, an electrical shaving point, a large fitted double-ended bath with a handheld shower head and wall-mounted chrome fixtures, a large walk in shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, a recessed wall alcove, a mirrored storage cupboard, tile-effect flooring, partially tiled walls, a column radiator with a chrome towel rail, coving to the ceiling, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

At the front of the property, there is a driveway with space for three vehicles, an electric vehicle charging point, a raised garden bed, mature trees and shrubs, and a single wooden lockable gate offering side access to the rear.

Rear

At the rear of the property, you'll find a spacious south-facing garden enclosed by fence panels. It features a raised decked terrace offering beautiful views, a lawn, fruit trees, mature trees, and shrubs. A wooden door leads to the cellar, which is equipped with lighting, ample storage, and power points.

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, most 5G & 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

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.

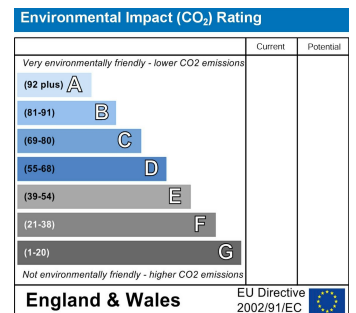
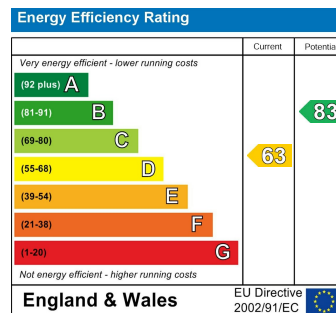
The vendor has advised the following:

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.

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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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