

HoldenCopley

PREPARE TO BE MOVED

Third Avenue, Carlton, Nottinghamshire NG4 IPS

Guide Price £500,000 - £525,000

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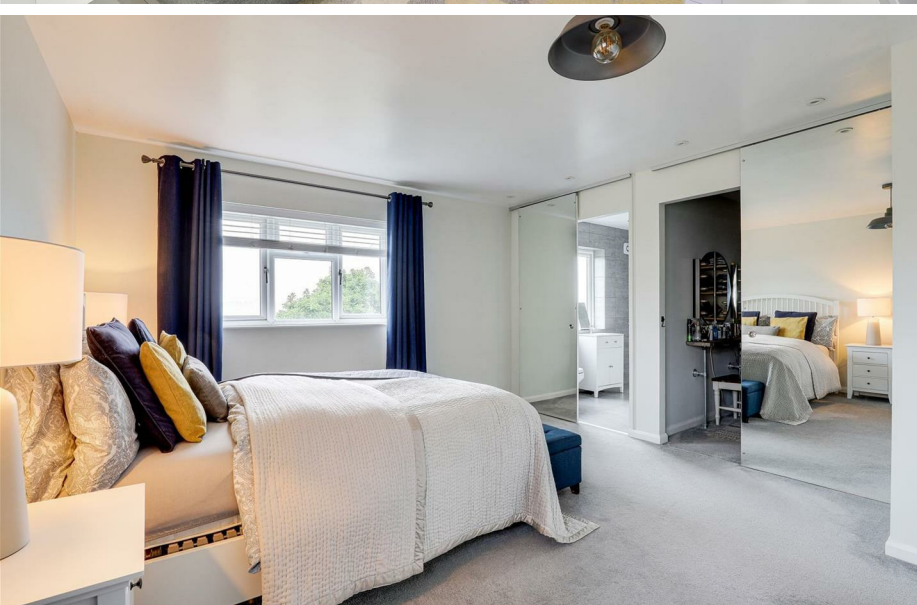
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BEAUTIFULLY-PRESENTED FAMILY HOME...

This split-level detached home, located in a safe and peaceful cul-de-sac, offers an ideal blend of modern living and convenience. Close to local amenities, excellent schools, and regular transport links with easy access to the City Centre, it's perfectly suited for family buyers. The property is beautifully presented throughout, boasting versatile and spacious accommodation. A bright and airy entrance hall leads to a living room and a sunroom with stunning rear views, alongside a utility room and a luxurious five-piece bathroom suite, featuring a walk-in shower and freestanding bath. The home offers four double bedrooms, including a master suite with a walk-in closet and an en-suite wet room. The open-plan lower ground floor is equally as impressive, featuring a stunning dining kitchen with a central breakfast bar island and a family room enhanced by modern mood lighting and a convenient W/C. There is internal access to a large, versatile garage, with doors providing access to additional off-street parking at the rear. The outdoor space benefits from a meticulously maintained garden that includes a spacious patio, large lawn, and a variety of mature trees, plants, and shrubs. To the front, a driveway provides ample parking for multiple vehicles, along with a landscaped garden area.

MUST BE VIEWED





- Split-Level Detached House
- Four Double Bedrooms
- Two Reception Rooms
- Modern Fitted Breakfast Kitchen
- Separate Utility & W/C
- Five-Piece Bathroom Suite & En-Suite
- Sun Room Offering Great Views
- Ample Off-Road Parking With Integral Garage
- Meticulously Maintained Rear Garden With Large Patio
- Sought-After Location





GROUND FLOOR

Entrance Hall

14'6" x 14'5" (4.42m x 4.40m)

The entrance hall has wooden flooring, a radiator, and a composite door providing access into the accommodation.

Living Room

14'7" x 16'2" (4.45m x 4.94m)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, coving to the ceiling, a TV point, a radiator, and a sliding patio door leading into the sun room.

Sun Room

5'2" x 14'7" (1.59m x 4.46m)

The sun room, offering a fantastic view over the rear garden, has wood-effect flooring, a radiator, painted brick walls, a polycarbonate roof, and UPVC double-glazed windows to the side and rear elevation.

Bathroom

7'1" x 14'0" (2.16m x 4.29m)

The bathroom has a low level dual flush W/C, two countertop wash basins, a freestanding double-ended bath with floor standing central mixer taps and a handheld shower head, a walk-in shower enclosure with an overhead rainfall shower, a handheld shower head and wall-mounted chrome fixtures, two heated towel rails, fully tiled walls with a split face tiled feature wall, tiled flooring, recessed spotlights, and two UPVC double-glazed obscure windows to the side elevation.

Utility Room

7'10" x 10'11" (2.40m x 3.33m)

The utility room has fitted shaker-style base and wall units with worktops, a composite sink with a swan neck mixer tap and drainer, an integrated washing machine, wooden flooring, a radiator, a UPVC double-glazed window to the side elevation, and a single UPVC door providing access outdoors.

Bedroom One

14'7" x 13'5" (4.46m x 4.09m)

The first bedroom has dual-aspect UPVC double-glazed windows to the side and rear elevation, carpeted flooring, a wall-mounted TV point, a radiator, recessed spotlights, and sliding mirrored doors leading into the walk-in-closet and an en-suite.

Walk-In-Closet

5'4" x 8'6" (1.65m x 2.60m)

This space has carpeted flooring and wall-mounted storage solutions.

En-Suite

8'5" x 5'5" (2.58m x 1.66m)

The en-suite has a low level dual flush W/C, a wash basin with fitted storage underneath, a wet room-style shower with an overhead rainfall shower, a handheld shower head and wall-mounted chrome fixtures, floor-to-ceiling tiles, an extractor fan, a heated towel rail, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

Bedroom Two

10'8" x 10'6" (3.27m x 3.22m)

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

Bedroom Three

11'2" x 14'1" (3.41m x 4.30m)

The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, and a feature wall with a self-adhesive blackboard wallpaper.

Bedroom Four

8'5" x 10'7" (2.59m x 3.23m)

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

LOWER LEVEL

Kitchen Diner

14'5" x 21'5" (4.40m x 6.53m)

The kitchen has a range of fitted gloss handleless base and wall units with walnut-effect worktops and a central breakfast bar island, a Belfast sink with a movable swan neck mixer tap and draining grooves, space for a range cooker with an extractor fan, an integrated dishwasher, integrated wine fridges, space for an American-style fridge freezer, space for a dining table, tiled flooring, a radiator, recessed spotlights, carpeted stairs, internal access into the garage, a UPVC double-glazed window to the rear elevation, and double French doors opening out to the rear garden.

Snug

10'7" x 21'5" (3.23m x 6.54m)

The snug has tiled flooring, a radiator, recessed wall alcoves with lighting, shelves and log-store, a recessed wall bookshelf, a wall-mounted TV point, and dimmable recessed spotlights with LED mood lighting.

W/C

This space has a low level dual flush W/C, a wall-mounted wash basin, tiled flooring, partially tiled walls, and a heated towel rail.

Garage

14'2" x 22'2" (4.32m x 6.77m)

The garage has two up and over doors, ceiling strip lights, power pints, and a UPVC double-glazed window to the side elevation.

OUTSIDE

Front

At the front of the property, a sloped driveway offers ample off-road parking for multiple vehicles and leads to the garage. Steps guide you to a patio pathway, alongside a well-kept lawn bordered by mature trees, plants, and shrubs, with gated access to the side and rear garden.

Rear

At the rear of the property is a private, enclosed east-facing garden, featuring a spacious patio that extends the full width of the house. The garden includes a well-kept lawn, gravelled borders, mature trees, plants, and shrubs, as well as courtesy lighting, an outdoor tap, and access to the garage. The space is enclosed by fence-panelled boundaries, ensuring privacy.

ADDITIONAL INFORMATION

Broadband – Openreach Virgin Media

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

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 – No flooding in the past 5 years+

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 E

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.

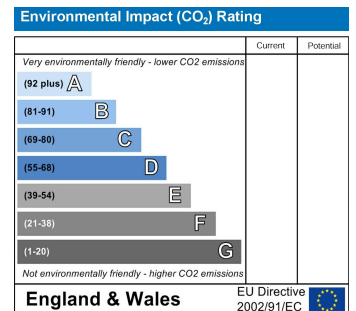
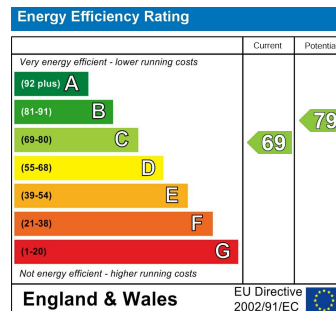
The vendor has advised the following:

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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0115 7734300

906A Woodborough Road, Mapperley, Nottingham, NG3 5QR

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk

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