

HoldenCopley

PREPARE TO BE MOVED

Burton Road, Carlton, Nottinghamshire NG4 3BG

Guide Price **£245,000 - £270,000**

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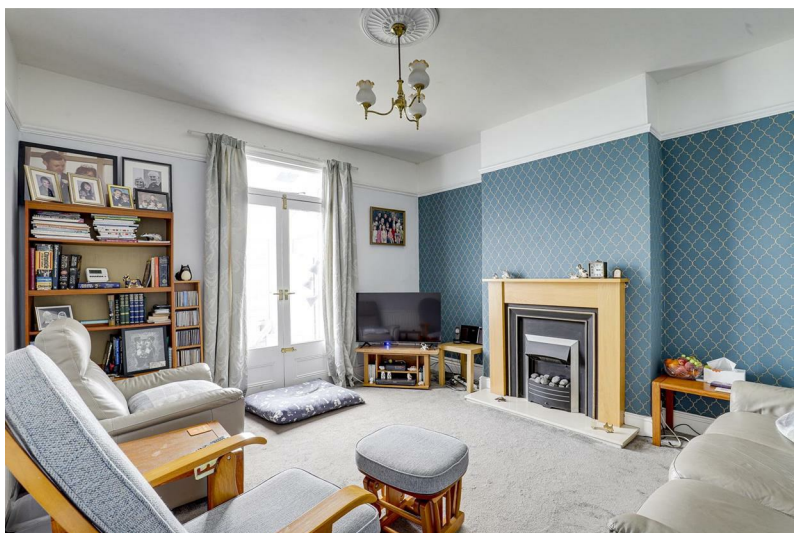


GUIDE PRICE £245,000 - £265,000

SEMI DETACHED HOUSE...

This semi-detached house, located in a highly sought-after area, offers a fantastic opportunity for a range of buyers to put their own stamp on it. Ideally situated close to shops, schools, and a wealth of local amenities, it also boasts excellent transport links, making it perfect for families or commuters. The ground floor comprises an entrance hall, a bright dining room with a bay window at the front, and a spacious living room with French doors leading to a sunroom, which opens onto the rear garden. The fitted kitchen offers convenient access to a ground-floor W/C. Upstairs, there are three generous double bedrooms, a shower room, and a separate W/C. Outside, the property features a courtyard at the front and gated access to the rear. The enclosed rear garden includes a patio, lawn, raised planted borders, an outbuilding, and a variety of established plants, shrubs, and bushes, all surrounded by a hedge and fence for added privacy.

MUST BE VIEWED





- Semi Detached House
- Three Double Bedrooms
- Two Reception Rooms
- Sunroom
- Fitted Kitchen
- Shower Room & Two Separate W/C's
- Enclosed Good-sized Rear Garden
- Popular Location
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Entrance Hall

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

Dining Room

14'6" into bay x 12'5" (4.42m into bay x 3.79m)

The dining room has a double glazed bay window to the front elevation, a feature fire place, a radiator, an in-built base cupboard, a picture rail, and carpeted flooring.

Living Room

12'4" x 13'5" (3.77m x 4.10m)

The living room has carpeted flooring, a feature fireplace, a radiator, a picture rail, a TV point, carpeted flooring, and double French doors opening to the sun room.

Sun Room

13'3" x 6'10" (4.06m x 2.10m)

The sun room has wood-effect flooring, a UPVC double glazed surround, a Polycarbonate roof, and a UPVC door opening out to the rear garden.

Kitchen

10'9" x 9'10" (3.30m x 3.02m)

The kitchen has a range of fitted base and wall units with worktops and a breakfast bar, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven, a ceramic hob and extractor fan, space for a fridge freezer, a radiator, tiled flooring, a double glazed window to the rear elevation, and a single door opening out to the rear garden.

W/C

5'10" x 4'7" (1.79m x 1.40m)

This space has an obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a wall-mounted Baxi boiler, space and plumbing for a washing machine, a radiator, and tiled flooring.

FIRST FLOOR

Landing

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

Bedroom One

13'5" x 12'4" (4.10m x 3.77m)

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

Bedroom Two

12'5" x 11'6" (3.81m x 3.52m)

The second bedroom has a UPVC double glazed window to the front elevation, fitted wardrobes and over head cupboards, a radiator, and carpeted flooring.

Bedroom Three

11'1" x 9'10" (3.38m x 3.01m)

The third bedroom has a UPVC double glazed window to the rear elevation, a radiator, a fitted wardrobe, and carpeted flooring.

Shower Room

8'2" x 6'3" (2.49m x 1.93m)

The shower room has a double glazed obscure window to the front elevation, a walk-in shower with a wall-mounted shower fixture, a radiator, access into the loft, partially tiled walls, and wood-effect flooring.

W/C

6'8" x 5'10" (2.04m x 1.78m)

This space has a double glazed obscure window to the side elevation, a

low level flush W/C, a pedestal wash basin, a chrome heated towel rail, a fitted cupboard, partially tiled walls, and wood-effect flooring.

OUTSIDE

Front

To the front of the property is a courtyard, and gated access to the rear garden.

Rear

To the rear of the property is an enclosed garden with a patio, a lawn, raised planted borders, an outbuilding, various established plants, shrubs and bushes, and a hedge with fence panelled boundary.

ADDITIONAL INFORMATION

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.

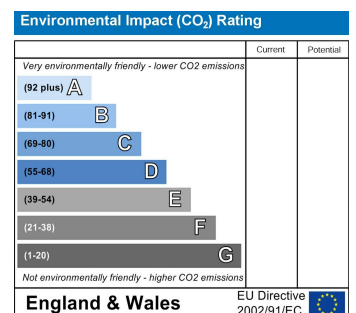
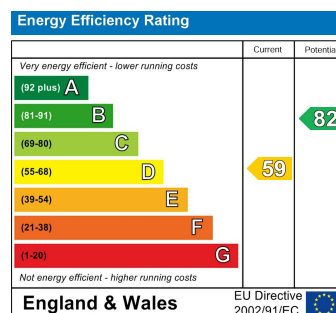
The vendor has advised the following:

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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