

HoldenCopley

PREPARE TO BE MOVED

Darley Avenue, Carlton, Nottinghamshire NG4 3PA

Guide Price £300,000 - £325,000

Darley Avenue, Carlton, Nottinghamshire NG4 3PA

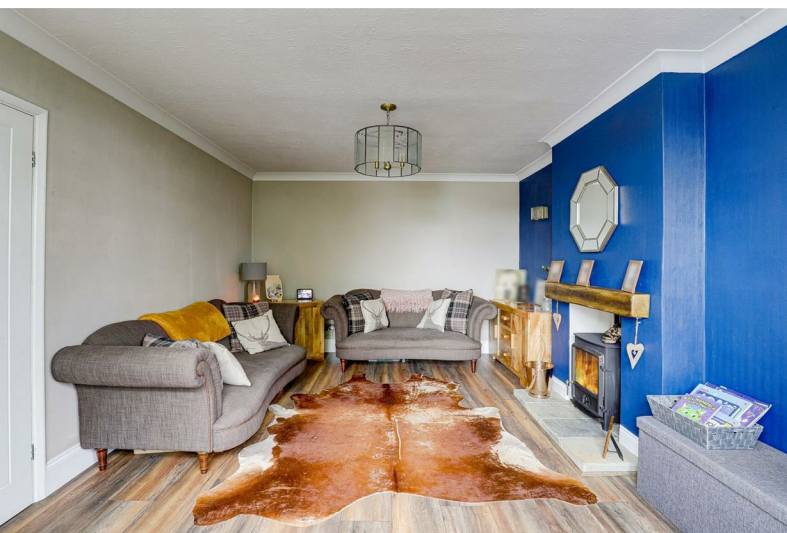


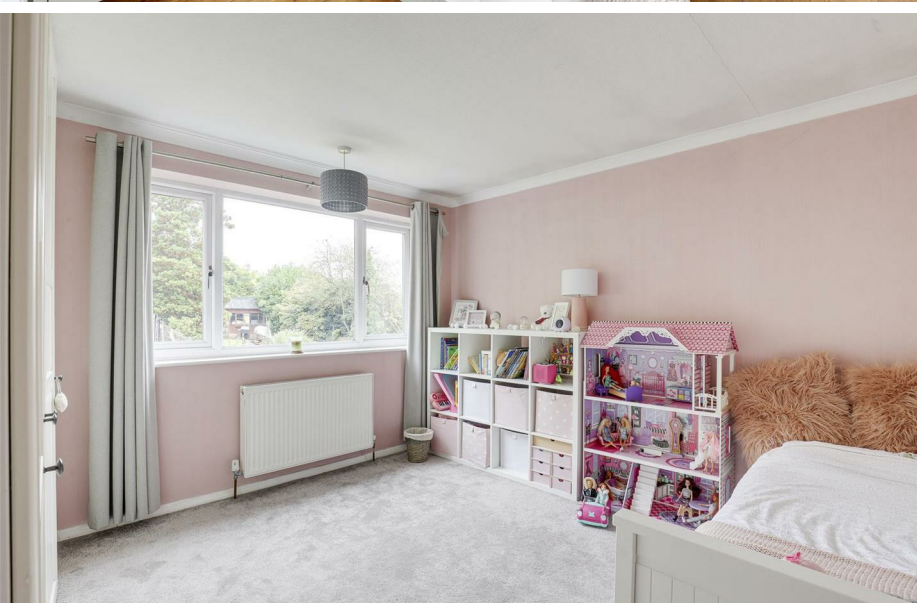
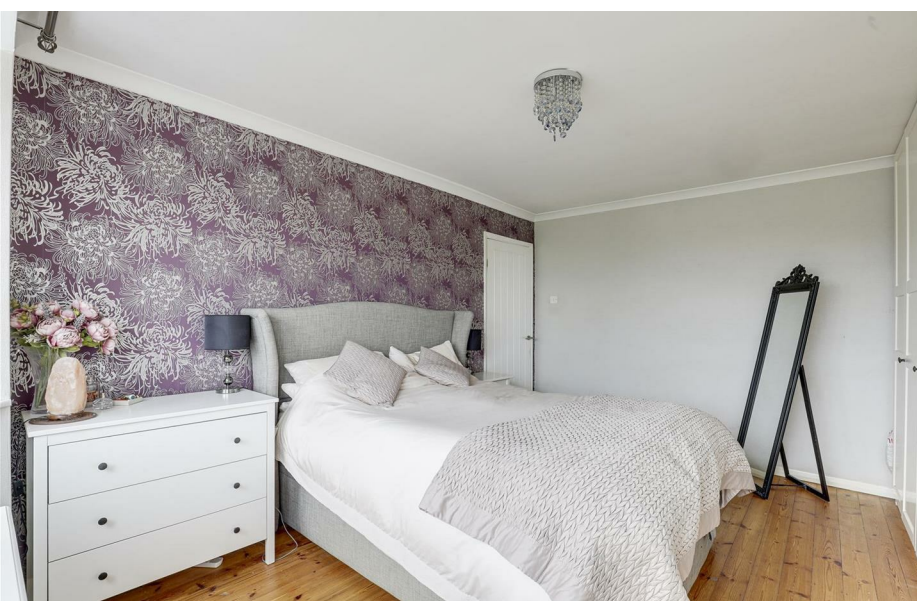
GUIDE PRICE £300,000 - £325,000

WELL-PRESENTED THROUGHOUT...

This well-presented three-bedroom detached house is located in a popular area, close to a variety of local amenities, including shops, eateries, schools, and convenient commuting links. The ground floor welcomes you with an entrance hall leading to a cosy living room featuring a gas stove, perfect for relaxing evenings. Next is a modern kitchen diner, ideal for your culinary needs and family gatherings. On the upper level, there are two double bedrooms, a well-sized single bedroom, and a stylish two-piece shower suite, complemented by a separate W/C. Outside, the front of the property offers a driveway providing off-road parking for up to two cars, along with access to the garage and a garden area with mature trees, plants, and shrubs. The rear garden is a private, enclosed space, complete with a patio seating area, steps leading up to a lawn, a decked seating area, and a variety of shrubs, making it an ideal space to enjoy the outdoors.

MUST BE VIEWED!





- Detached House
- Three Bedrooms
- Reception Room
- Modern Kitchen Diner
- Stylish Bathroom
- Driveway & Garage
- Enclosed Rear Garden
- Well-Presented Throughout
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

12'4" x 7'4" (3.77m x 2.26m)

The entrance hall has laminate wood-effect flooring, carpeted stairs, a radiator, ceiling coving, an in-built storage cupboard and a single UPVC door providing access into the accommodation.

Living Room

17'8" into bay x 11'8" (5.41m into bay x 3.56m)

The living room has laminate wood-effect flooring, a radiator, ceiling coving, a recessed chimney breast alcove with a feature gas stove and a tiled hearth and a UPVC double-glazed bay window to the front elevation.

Kitchen Diner

19'6" x 11'11" (5.95m x 3.64m)

The kitchen diner has a range of fitted base and wall units with wooden worktops, a composite sink and a half with a drainer and a swan neck mixer tap, an integrated oven, induction hob, an extractor fan, dishwasher, fridge & freezer, partially tiled walls, recessed spotlights, an in-built storage cupboard, two vertical radiators, tiled flooring, a UPVC double-glazed window to the rear elevation and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

The landing has carpeted flooring, ceiling coving, a UPVC double-glazed window to the side elevation, access to the first floor accommodation and access to the boarded loft with courtesy lighting.

Master Bedroom

15'4" into bay x 11'8" (4.68m into bay x 3.57m)

The main bedroom has exposed wooden flooring, a radiator, ceiling coving and a UPVC double-glazed bay window to the front elevation.

Bedroom Two

11'10" x 11'8" (3.62m x 3.58m)

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

Bedroom Three

7'9" x 7'4" (2.38m x 2.26m)

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

Bathroom

7'4" x 6'6" (2.26m x 1.99m)

The bathroom has a pedestal wash basin, a panelled bath with a shower fixture, a vertical radiator, tiled walls, recessed spotlights, tiled flooring, a vertical radiator and a UPVC double-glazed window to the rear elevation.

W/C

This space has a low level dual flush W/C, a radiator, partially tiled walls, ceiling coving, tiled flooring and a UPVC double-glazed window to the side elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking, access to the garage, gated access to the rear garden, a garden area with a variety of mature trees, plants and shrubs.

Rear

To the rear of the property is an enclosed private garden with a paved patio area, steps leading up to a lawn, a decked seating area, a range of shrubs and fence panelling boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

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.

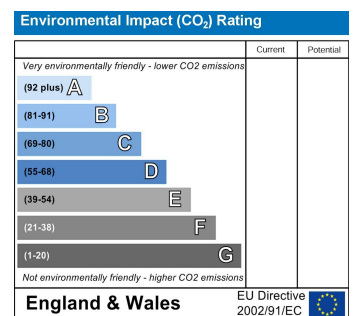
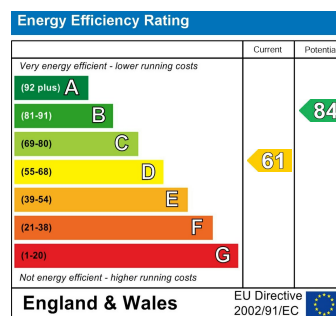
The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

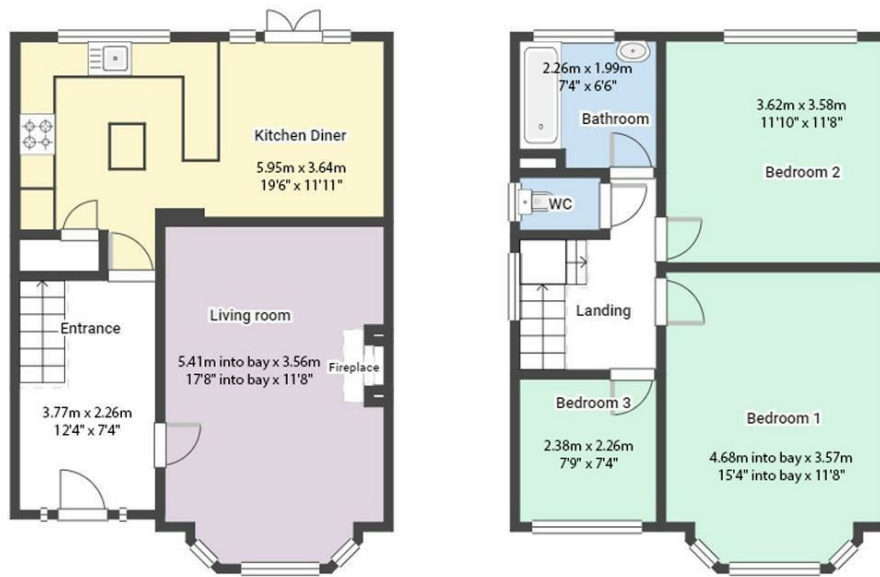
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



Darley Avenue, Carlton, Nottinghamshire NG4 3PA

HoldenCopley
PREPARE TO BE MOVED



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.
© HoldenCopley

0115 7734300

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

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.