

HoldenCopley

PREPARE TO BE MOVED

Campbell Drive, Carlton, Nottinghamshire NG4 1RH

Guide Price £260,000 - £300,000

Campbell Drive, Carlton, Nottinghamshire NG4 1RH



GUIDE PRICE £260,000 - £280,000

SPACIOUS FAMILY HOME...

This spacious four-bedroom semi-detached house offers a perfect family home, situated in Carlton, it benefits from being close to local amenities, schools, and excellent transport links. Carlton boasts a variety of shops, restaurants, and leisure facilities, ensuring all your needs are within easy reach. Upon entering the property, the ground floor features a welcoming hallway that leads to a bright and inviting reception room. The room is filled with natural light from two windows and includes a cosy log burner, ideal for relaxing evenings. The modern kitchen diner is perfect for cooking, dining, and family gatherings, while a separate utility room provides added convenience. Upstairs, there are three generously sized double bedrooms, a single bedroom and a stylish family bathroom. Externally, the front of the property includes a driveway with off-road parking, access to the garage, and a garden area. The rear garden includes patio seating areas, an artificial lawn, and various plants and shrubs, creating an ideal space to enjoy the outdoors.

MUST BE VIEWED!





- Semi-Detached House
- Four Bedrooms
- Reception Room
- Log Burner
- Modern Kitchen Diner
- Utility Room
- Stylish Bathroom
- Driveway & Garage
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance

3’6" × 3’5" (1.07m × 1.04m)

The entrance has tiled flooring and a single UPVC door providing access into the accommodation.

Hallway

7’4" × 6’6" (2.24m × 2.00m)

The hallway has tiled flooring, carpeted stairs, a radiator, ceiling coving and an in-built storage cupboard.

Living Room

17’4" × 13’4" (5.30m × 4.07m)

The living room has carpeted flooring, a radiator, ceiling coving, a recessed chimney breast alcove with a feature log burner and exposed brick surround and two UPVC double-glazed windows to the front elevation.

Kitchen Diner

15’11" × 10’3" (4.87m × 3.14m)

The kitchen diner has a range of fitted base units with worktops and splash backs, a composite sink and a half with a drainer and a swan neck mixer tap, an integrated oven, gas hob, & extractor fan, space and plumbing for a washing machine, recessed plinth LED lighting, a radiator, recessed spotlights, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access to the rear garden.

Utility Room

8’11" × 6’7" (2.74m × 2.02m)

The utility room has space and plumbing for a washing machine, a wall-mounted boiler, tiled flooring and a UPVC double-glazed window to the rear elevation.

FIRST FLOOR

Landing

10’1" × 6’8" (3.08m × 2.04m)

The landing has carpeted flooring, an in-built storage cupboard, ceiling coving, access to the first floor accommodation and access to the loft.

Master Bedroom

12’5" × 10’9" (3.81m × 3.30m)

The main bedroom has carpeted flooring, a radiator, in-built wardrobes and two UPVC double-glazed windows to the front and rear elevations.

Bedroom Two

13’5" × 8’5" (4.09m × 2.59m)

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

Bedroom Three

10’5" × 7’1" (3.18m × 2.18m)

The third bedroom has carpeted flooring, a radiator, ceiling coving, an in-built storage cupboard and a UPVC double-glazed window to the rear elevation.

Bedroom Four

10’2" × 6’8" (3.12m × 2.04m)

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

Bathroom

6’7" × 6’4" (2.02m × 1.94m)

The bathroom has a pedestal wash basin, a panelled bath with an overhead rainfall shower and a handheld shower head, a heated towel rail, tiled walls, tiled flooring and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking, access to the garage, a garden area with decorative stones and plants and shrubs and brick-wall boundaries.

Garage

17’2" × 10’11" (5.25m × 3.33m)

The garage has courtesy lighting, a power supply, a stainless steel sink with a drainer and a mixer tap, a UPVC double-glazed window to the rear elevation, a single UPVC door providing access to the rear garden and an up-and-over door.

Rear

To the rear of the property is an enclosed garden with a paved patio area, an artificial lawn, a pebble patio area, plants and 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 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.

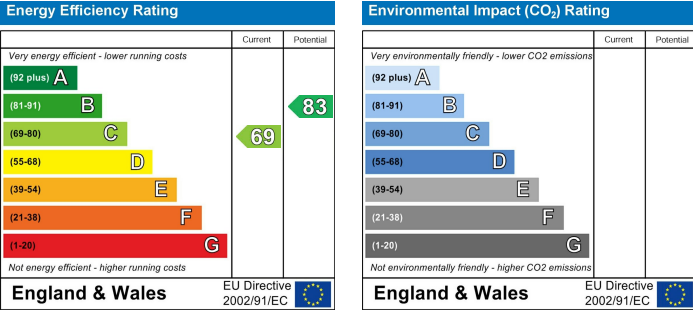
The vendor has advised the following:

Property Tenure is Freehold

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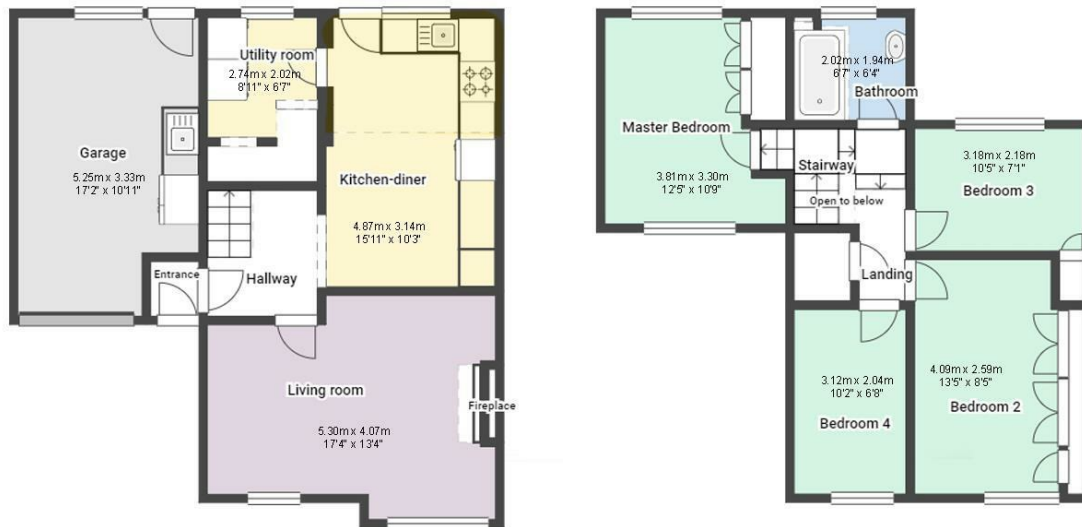
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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