

# HoldenCopley

PREPARE TO BE MOVED

Third Avenue, Carlton, Nottinghamshire NG4 IPS

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Guide Price £300,000 - £350,000



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GUIDE PRICE: £300,000 - £325,000

LOCATION, LOCATION, LOCATION...

This three-bedroom detached dormer bungalow offers spacious accommodation both inside and out, making it ideal for a variety of buyers. Located in the sought-after area of Carlton, within a peaceful cul-de-sac, the property enjoys close proximity to local amenities, playing fields, excellent schools, shops, and convenient bus links into the City Centre. The ground floor features a welcoming porch, a convenient W/C, and an expansive living room that flows seamlessly into the dining area, creating a perfect space for entertaining. The well-appointed fitted kitchen opens onto a charming conservatory, while the integral garage provides additional storage or parking space. Upstairs, you'll find three double bedrooms, including a master suite with a walk-in wardrobe and en-suite bathroom, complemented by a family bathroom. Outside, the property boasts a driveway with ample off-road parking to the front, and to the rear, a fantastic-sized tiered garden offering a wonderful space for outdoor relaxation and entertainment.

MUST BE VIEWED







- Detached Dormer Bungalow
- Three Double Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Conservatory
- Bathroom, En-Suite & Ground Floor W/C
- Generous Sized Tiered Garden
- Driveway & Garage
- Popular Location
- Must Be Viewed











GROUND FLOOR

Porch

The porch has tiled flooring, full height wood-framed windows to the side and rear elevation, and a single door providing access into the accommodation.

Entrance Hall

The entrance hall has carpeted flooring and a wall-mounted security alarm panel.

WC

This space has a low level dual flush W/C, a wash basin, a radiator, wood-effect flooring, and a double-glazed obscure window to the side elevation.

Living Room

22'5" x 12'9" (6.85m x 3.89m)

The living room has a double-glazed window to the front elevation, carpeted flooring, coving to the ceiling, a TV point, a recessed wall alcove with a decorative mantelpiece, a radiator, and open plan to the dining room.

Dining Room

9'11" x 9'10" (3.04m x 3.01m)

The dining room has carpeted flooring, coving to the ceiling, a radiator, and double French doors opening out to the rear garden.

Kitchen

12'4" x 9'10" (3.78m x 3.01m)

The kitchen has a range of fitted base and wall units with worktops and under-cabinet lighting, a ceramic sink with a swan neck mixer tap and drainer, an integrated oven, an electric hob with an extractor fan, space and plumbing for a washing machine and a dishwasher, wood-effect flooring, tiled splashback, an in-built double door cupboard, a radiator, and a UPVC double-glazed window to the rear elevation.

Conservatory

10'5" x 6'7" (3.18m x 2.03m)

The conservatory has tiled flooring, a polycarbonate roof, space for a fridge freezer, an in-built open storage space, double-glazed windows to the side and rear elevation, and a single UPVC door providing access to the garden.

FIRST FLOOR

Landing

The landing has a Velux window, carpeted flooring, a radiator, an in-built cupboard, access to the boarded loft with lighting via a drop-down ladder and provides access to the first floor accommodation.

Bedroom One

13'1" x 11'8" (3.99m x 3.57m)

The first bedroom has a double-glazed window to the front elevation, a Velux window, carpeted flooring, an in-built wardrobe, and a radiator.

Walk-In-Wardrobe

8'9" x 4'11" (2.69m x 1.51m)

This space has carpeted flooring, wall-mounted shelves, a radiator, and direct access into the en-suite.

En-Suite

6'8" x 2'7" (2.05m x 0.80m)

The en-suite has a low level dual flush W/C, a wash basin, a shower enclosure with a wall-mounted electric shower fixture, partially tiled walls, a radiator, and a Velux window.

Bedroom Two

17'2" x 10'0" (5.24m x 3.05m)

The second bedroom has a double-glazed window to the rear elevation, carpeted flooring, a radiator, and two in-built cupboards.

Bedroom Three

12'4" x 9'2" (3.76m x 2.81m)

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

Bathroom

7'10" x 6'1" (2.39m x 1.87m)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture and a shower screen, partially tiled walls, wood-effect flooring, a heated towel rail, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a driveway for multiple cars, a gravelled area with rockery, courtesy lighting, and access into the garage.

Garage

18'8" x 8'0" (5.71m x 2.44m)

The garage has lighting, power points, a wall-mounted Worcester boiler, and an up and over door opening out onto the front driveway.

Rear

To the rear of the property is an enclosed tiered garden with patio areas, courtesy lighting, external lighting, steps leading up to lawns, rockery, a range of plants and shrubs, a further patio area, a timber-built shed, and fence panelled boundaries.

ADDITIONAL INFORMATION

- Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)
- Phone Signal – Mostly 4G / 5G coverage
- 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 - Low risk for surface water / very low risk for rivers & sea
- Non-Standard Construction – TBC
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

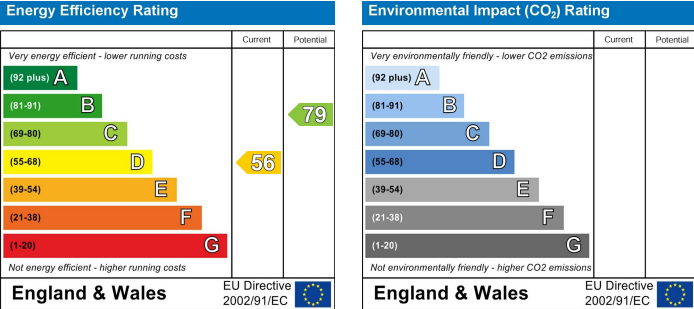
Council Tax Band Rating - Gedling Borough Council - Band D  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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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