

HoldenCopley

PREPARE TO BE MOVED

Standhill Road, Carlton, Nottinghamshire NG4 1JT

Guide Price £300,000

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GUIDE PRICE... £300,000 - £325,000

BURSTING WITH CHARACTER...

This three-bedroom detached house blends a range of modern and period-style features, making it the perfect home for a growing family. Steeped in character, the property boasts quarry-tiled and wooden flooring, original fireplaces, sliding sash windows, and many more charming details that harmoniously combine with contemporary decor, creating a stylish yet homely atmosphere. Located in the popular Carlton area, the property enjoys excellent access to local amenities, including Carlton Hill shops, highly regarded school catchments including two great schools just a stone's throw away, and easy commuting links into the City Centre. Upon entering, you are greeted by an entrance hall, leading into two reception rooms, both featuring period-style fireplaces. The farmhouse-style kitchen offers a lovely space for cooking and dining, complete with a range cooker. From here, there is access to the utility room and WC. The first floor comprises three double bedrooms, all served by a well-appointed three-piece bathroom suite. Externally, the property benefits from a driveway to the front, providing off-road parking. To the rear, there is a fantastic-sized south-facing garden, ideal for outdoor living. The garden includes a fully insulated workshop, as well as a vegetable growing plot, perfect for those with a green thumb. With its perfect balance of character and modern living in a sought-after location, this property is a wonderful choice for family buyers looking for a home full of charm and potential.

MUST BE VIEWED





- Detached House
- Three Double Bedrooms
- Two Reception Rooms
- Stylish Fitted Kitchen
- Utility & WC
- Three-Piece Bathroom Suite
- Fantastic-Sized South-Facing Garden
- Full-Height Coal Shed
- Driveway For Multiple Cars
- Popular Location





GROUND FLOOR

Entrance Hall

The entrance hall has wooden flooring, a column radiator, a wooden staircase with a carpet runner, a wall-mounted security alarm pad, and a single wooden door with glass panels providing access into the accommodation.

Living Room

12'2" x 11'8" (3.71m x 3.57m)

The living room has two sliding sash windows to the front elevation, carpeted flooring, a cast iron feature fireplace with a wooden mantelpiece and a tiled hearth, column radiator, storage in the alcove, and a TV point.

Dining Room

11'10" x 11'10" (3.61m x 3.62m)

The dining room has sliding sash windows to the side and rear elevation, wooden flooring, column radiator, and a cast iron feature fireplace with a decorative mantelpiece.

Kitchen

13'10" x 7'7" (4.24m x 2.32m)

The kitchen has a range of fitted base and wall units with wooden worktops, a Belfast sink with a period-style mixer tap, an integrated dishwasher, a freestanding range cooker with a gas hob and extractor hood, tiled splashback, quarry tiled flooring, recessed spotlights, a column radiator, two sliding sash windows to the side elevation, and a single wooden door with glass inserts providing access to the utility room, WC, and rear garden.

FIRST FLOOR

Landing

The landing has wooden flooring with a carpet runner and provides access to the first floor accommodation. Additionally, there is access to a boarded loft with lighting.

Bedroom One

10'5" x 11'3" (3.18m x 3.44m)

The first bedroom has two sliding sash windows to the front elevation, wooden flooring, a column radiator, and an original open fireplace with a tiled hearth.

Bedroom Two

7'1" x 14'0" (2.16m x 4.28m)

The second bedroom has a sliding sash window to the side elevation, wooden flooring, and a column radiator.

Bedroom Three

11'10" x 8'9" (3.62m x 2.67m)

The third bedroom has a sliding sash window to the rear elevation, carpeted flooring, an original open fireplace with a tiled hearth, and a column radiator.

Bathroom

8'9" x 7'2" max (2.69m x 2.20m max)

The bathroom has a high level flush WC, a pedestal wash basin, a bathtub with an overhead shower fixture, wooden flooring, partially tiled walls, a column radiator with a chrome towel rail, recessed spotlights, an extractor fan, and a sliding sash obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a driveway for multiple cars, a lawned area, a stone brick boundary wall with a hedge, and double gated access to the rear garden.

Rear

To the rear of the property is a private, south-facing garden featuring a concrete seating area, outdoor tap, courtesy lighting, access to the utility/WC/workshop, a lawn, a variety of plants and shrubs, blue slate chippings, a greenhouse, vegetable plots, fenced boundaries, and hedged borders.

Utility Room

4'7" x 6'3" (1.40m x 1.93m)

The utility room has a fitted wooden worktop, a freestanding washing machine, space for a fridge freezer, wall-mounted shelves, quarry tiled flooring, power points, and lighting.

WC

2'10" x 6'4" (0.88m x 1.94m)

This space has a low level dual flush WC, a wall-hung wash basin, quarry tiled flooring, and lighting.

Workshop

12'9" x 6'3" (3.89m x 1.92m)

The brick-built and fully insulated workshop has power points, wall-mounted shelves, lighting, a double-glazed sash window, and double-glazed toughened French doors providing access to the garden.

ADDITIONAL INFORMATION

Broadband Networks - Openreach and Virgin Media

Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)

Phone Signal - Good 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 - Very low risk

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.

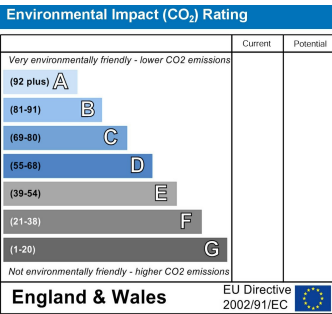
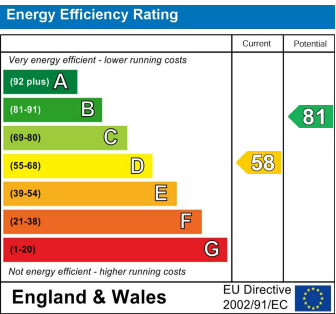
The vendor has advised the following:

Property Tenure is Freehold

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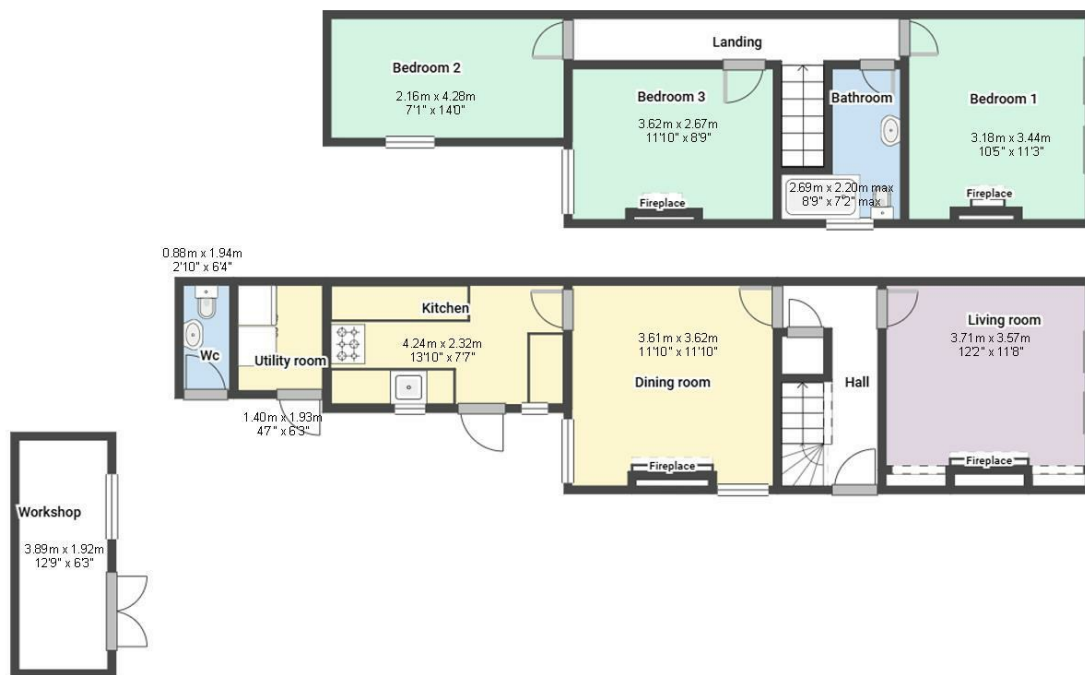
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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