

HoldenCopley

PREPARE TO BE MOVED

Cavendish Road, Carlton, Nottinghamshire NG4 3RY

£475,000

Cavendish Road, Carlton, Nottinghamshire NG4 3RY

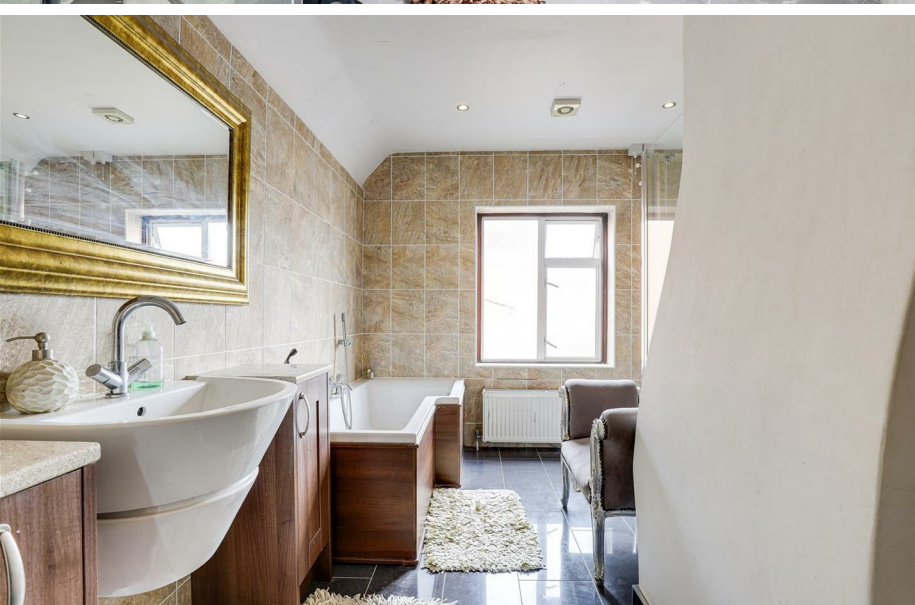


DETACHED DORMER BUNGALOW...

Welcome to this unique detached dormer bungalow, complete with a self-contained annex, is located in a sought-after area on a quiet no-through road. Offering a wealth of potential, it presents an excellent opportunity for buyers looking to personalise a home on a generously sized plot. Upon entering the property, you are welcomed by a porch that provides access into the dining room. The ground floor features a spacious living room with a charming bay window with access into the conservatory and the dedicated office. The fitted kitchen is equipped with a breakfast bar, offering a functional and inviting space, and is complemented by a separate utility room. A three-piece bathroom suite is also conveniently located on this level. Additionally, a bright and airy conservatory extends from the main house, providing direct access to the annex. The annex itself is well-appointed with its own private entrance, making it ideal for extended family or guests. It consists of a welcoming hallway, a fitted kitchen, and a generous living room enhanced by a bow window. Two comfortable bedrooms and a three-piece bathroom suite complete the annex. On the first floor of the main house, there are three well-proportioned double bedrooms, all offering ample space. A sizeable four-piece bathroom suite serves this level, providing both functionality and comfort. Externally, the property boasts an impressive frontage with a spacious garden, featuring a block-paved driveway that offers ample parking. The front garden also includes a lawned area, a shed for additional storage, and a beautifully maintained planted section with mature shrubs, bushes, and trees. The rear garden is equally impressive, offering a lawn and a paved patio area, perfect for outdoor entertaining. A standout feature is the built-in swimming pool. The entire garden is enclosed by a fence-panelled boundary, ensuring privacy and security.

MUST BE VIEWED





- Unique Detached House
- Five Bedrooms
- Two Living Rooms
- Two Fitted Kitchens & A Utility Room
- Office
- Conservatory
- Three Bathrooms
- Driveway
- Rear Enclosed Garden With A Purpose Built Swimming Pool
- Must Be Viewed





GROUND FLOOR

Porch
The porch has access into the dining room.

Office
19'2" x 10'0" (5.85m x 3.07m)
The office has wood-effect flooring, double glazed window surround, a Polycarbonate roof, and a door providing access into the accommodation.

Living Room
15'8" x 17'9" (4.80m x 5.43m)
The living room has a bow window to the rear elevation, a window to the side elevation, coving to the ceiling, a ceiling rose, an exposed bricked chimney breast recessed alcove, a TV point, two radiators, a dado rail, wood-effect flooring, and access into the conservatory and office.

Conservatory
17'2" x 5'10" (5.25m x 1.80m)
The conservatory has carpeted flooring, UPVC window surround, a Polycarbonate roof, a UPVC door opening to the side elevation, access into the utility room, and access to the rear garden.

Dining Room
15'10" x 10'10" (4.84m x 3.31m)
The dining room has wood-effect flooring, carpeted stairs, an open feature fireplace, a dado rail, coving to the ceiling, a ceiling rose, windows to the side elevation, and a door opening to the porch.

Bathroom
9'10" x 6'2" (3.01m x 1.88m)
The bathroom has an obscure window, and UPVC door, a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted electric shower fixture, a radiator, partially tiled walls, and tiled flooring.

Kitchen
22'0" x 8'10" (6.71m x 2.71m)
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, an integrated double oven, a gas ring hob and extractor fan, space and plumbing for an American fridge freezer, space for a wine fridge, space for a fridge freezer, tiled splash back, vinyl flooring, two windows to the front and side elevation, and sliding patio door opening to the conservatory.

Conservatory
27'1" x 8'4" (8.27m x 2.56m)
The conservatory has carpeted flooring, UPVC window surround, a Polycarbonate roof, a UPVC door opening to the side elevation, access into the utility room, and access into the annex.

Utility Room
8'1" x 8'4" (2.47m x 2.56m)

ANNEX

Hall
9'10" x 4'2" (3.00m x 1.27m)
The hall has tiled flooring, an in-built cupboard with sliding mirrored doors, a radiator, and a door providing access into the Annex.

Living Room
11'11" x 22'4" (3.64m x 6.83m)
The living room has a bay window to the rear elevation, a feature fireplace with a brick-effect surround, space for a dining table, a radiator, carpeted flooring, and sliding patio doors opening to the rear garden.

Kitchen
11'9" x 11'10" (3.60m x 3.61m)
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 tap and drainer, an integrated oven, and extractor fan, pace for a fridge, a chrome heated towel rail, tiled splash back, tiled flooring, and a UPVC double glazed window to the rear elevation.

Bedroom One
10'10" x 10'11" (3.30m x 3.07m)
The first bedroom has a UPVC double glazed window, a radiator, and wood-effect flooring.

Bedroom Two
10'11" x 11'1" (3.07m x 3.38m)
The second bedroom has a UPVC double glazed window, a radiator, and wood-effect flooring.

Bathroom
10'0" x 12'4" (3.05m x 3.78m)
The bathroom has a UPVC double glazed window, a low level flush W/C, a vanity-style wash basin, an shower enclosure with a wall-mounted electric shower fixture, a chrome heated towel rail, floor-to-ceiling tiling, and tiled flooring.

FIRST FLOOR

Landing
The landing has wood-effect flooring, a radiator, in-built cupboards, access into the loft, and access to the first floor accommodation.

Master Bedroom
18'0" x 11'0" (5.51m x 3.36m)
The main bedroom has a double glazed window, a radiator, a range of fitted furniture including wardrobes and overhead cupboards, and wood-effect flooring.

Bedroom Two
16'11" x 11'1" (5.18m x 3.39m)
The second bedroom has a double glazed window, a radiator, wood-effect flooring, and access into the third bedroom.

Bedroom Three
10'11" x 10'9" (3.33m x 3.29m)
The third bedroom has a double glazed window, a radiator, wood-effect flooring, and access into the second bedroom.

Bathroom
10'0" x 12'5" (3.07m x 3.80m)
The bathroom has a obscure window, a low level flush W/C, a "P" Shaped bath with a handheld shower fixture, a wall-mounted wash basin, a shower enclosure with a wall-mounted shower fixture, a range of fitted units , shaver sockets, a chrome heated towel rail, a radiator, floor-to-ceiling tiling, and tiled flooring.

OUTSIDE

Front
To the front of the property is a spacious garden with a block paved driveway, a shed, a lawn area, a shed, and access to a planted area with established shrubs, bushes and trees.

Rear
To the rear of the property is a south facing garden with a lawn, a patio area, a built in swimming pool, and a fence panelled boundary.

ADDITIONAL INFORMATION
Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Central Heating – Connected to Mains Supply
Septic Tank – No
Broadband – Fibre
Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps
Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G
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 F
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.

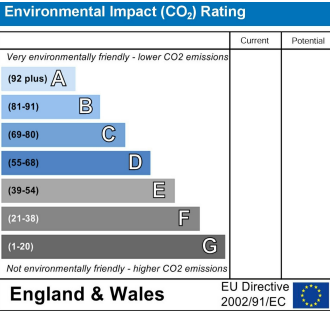
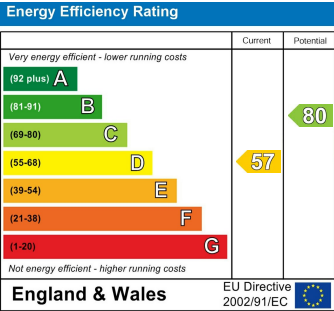
The vendor has advised the following:
Property Tenure is Freehold

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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.



Cavendish Road, Carlton, Nottinghamshire NG4 3RY

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.