

HoldenCopley

PREPARE TO BE MOVED

Morello Avenue, Carlton, Nottinghamshire NG4 3BU

Guide Price £230,000

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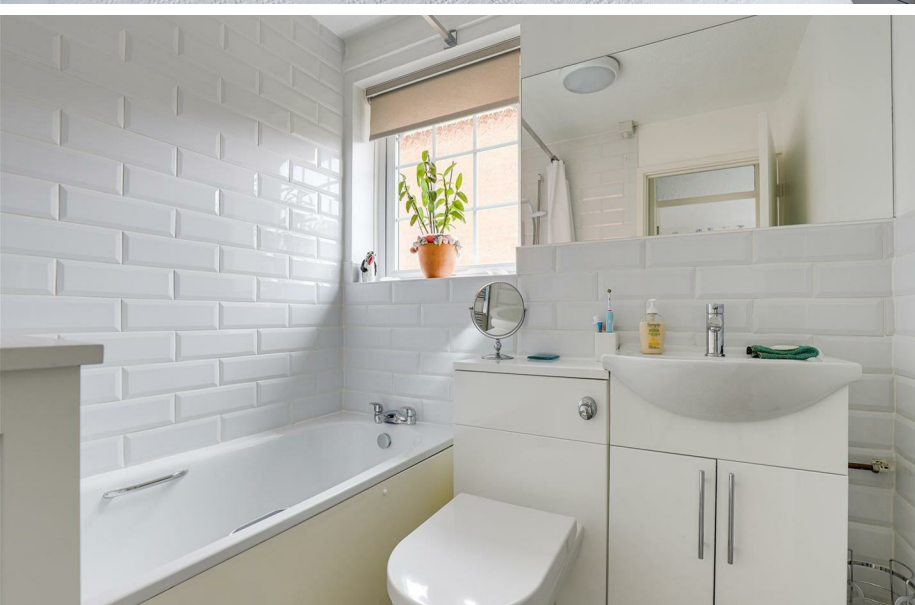
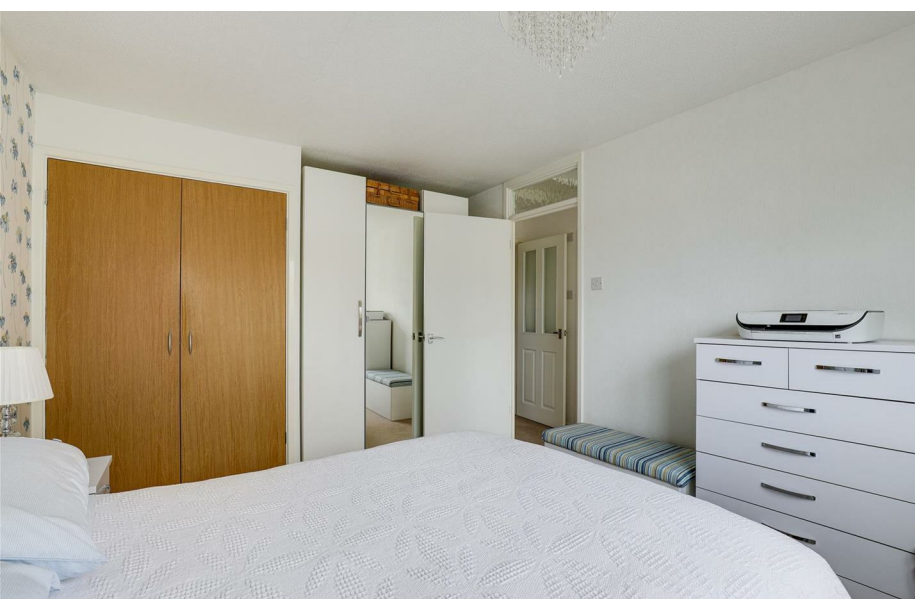
GUIDE PRICE £230,000 - £240,000

RENOVATED BUNGALOW...

Nestled in a peaceful cul-de-sac within a sought-after location, this beautifully renovated two-bedroom detached bungalow is a true gem, offering modern comforts and a move-in-ready appeal. Thoughtfully updated throughout, the property boasts a stylish fitted kitchen, a contemporary bathroom suite and upgraded electrics, ensuring both convenience and efficiency. The inviting interior features a spacious living room, enhanced by a charming log burner-style electric fireplace, creating a cosy and welcoming atmosphere. Both bedrooms are generously sized, providing ample space for relaxation. Externally, the home continues to impress with a driveway accommodating two cars, a garage with a newly fitted door, and a low-maintenance private rear garden that serves as a delightful sun trap. Adding to the appeal is a separate sunroom, perfect for enjoying the outdoors in comfort. Situated close to local amenities, shops, and excellent transport links, this well-presented bungalow offers an ideal blend of tranquility and accessibility.

MUST BE VIEWED





- Detached Bungalow
- Two Good-Sized Bedrooms
- Spacious Living Room
- Fitted Breakfast Kitchen
- Three-Piece Bathroom Suite
- Sun Room
- Low Maintenance Garden
- Driveway & Garage
- Popular Location
- Must Be Viewed





ACCOMMODATION

Entrance Hall

5'6" x 3'10" (1.68m x 1.17m)

The entrance hall has patterned tiled flooring, in-built cupboards, and a single composite door providing access into the accommodation.

Kitchen

8'0" x 9'8" (2.45m x 2.97m)

The kitchen has a range of fitted base and wall units with worktops and a breakfast bar, a composite sink with a swan neck mixer tap and drainer, an integrated oven, a four ring gas hob with a splashback, space for a fridge freezer, space and plumbing for a washing machine, patterned tiled flooring, a radiator, and a UPVC double-glazed window to the front elevation.

Living Room

16'11" x 13'1" (max) (5.16m x 3.99m (max))

The living room has a UPVC double-glazed window to the front elevation. carpeted flooring, two radiators, coving to the ceiling, a feature fireplace with a log-burner style electric fire, and space for a dining table.

Master Bedroom

13'7" x 9'11" (4.15m x 3.04m)

The main bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, and an in-built wardrobe.

Bedroom Two

8'8" x 8'0" (2.65m x 2.44m)

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

Bathroom

6'6" x 5'6" (2.00m x 1.69m)

The bathroom has a concealed dual flush WC combined with a vanity unit wash basin and fitted storage, a panelled bath with a wall-mounted electric shower fixture, patterned tiled flooring, partially tiled walls, a chrome heated towel rail, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

Sun Room

8'0" x 5'11" (2.46m x 1.81m)

The sun room has tiled flooring, a polycarbonate roof, power points, surrounding full height UPVC double-glazed windows, and a single UPVC door accessed via the garden.

OUTSIDE

Front

To the front of the property is a driveway with access into the garage, external lighting, a lawned area, and decorative plants.

Garage

The garage has an up and over door opening out onto the front driveway.

Rear

To the rear of the property is a private enclosed low maintenance garden with patio areas, an artificial lawn, various plants and shrubs, access into the sun room, gravelled borders, fence panelled boundaries, and gated access to the garage and driveway.

ADDITIONAL INFORMATION

Broadband Networks - Openreach, 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

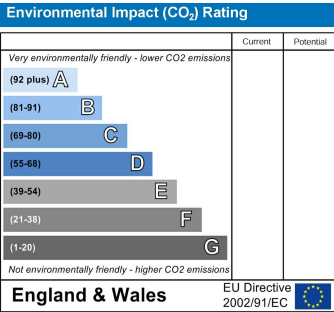
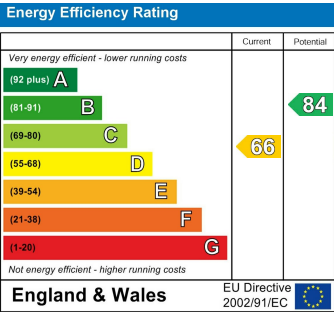
Council Tax Band Rating - Gedling Borough Council - Band C
This information was obtained through the directgov website.
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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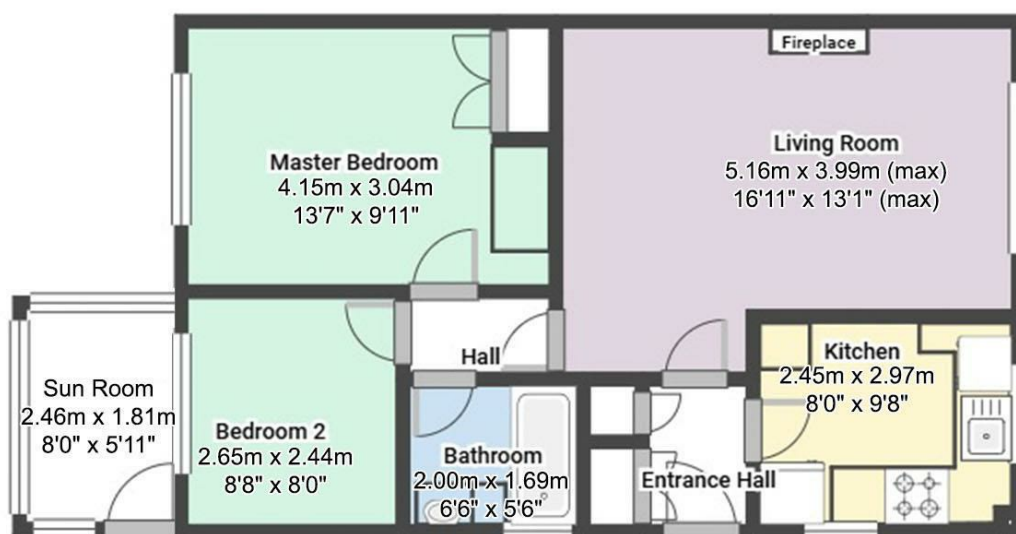
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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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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