

# HoldenCopley

PREPARE TO BE MOVED

Foxhill Road, Carlton, Nottinghamshire NG4 IPX

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**Guide Price £300,000 - £320,000**



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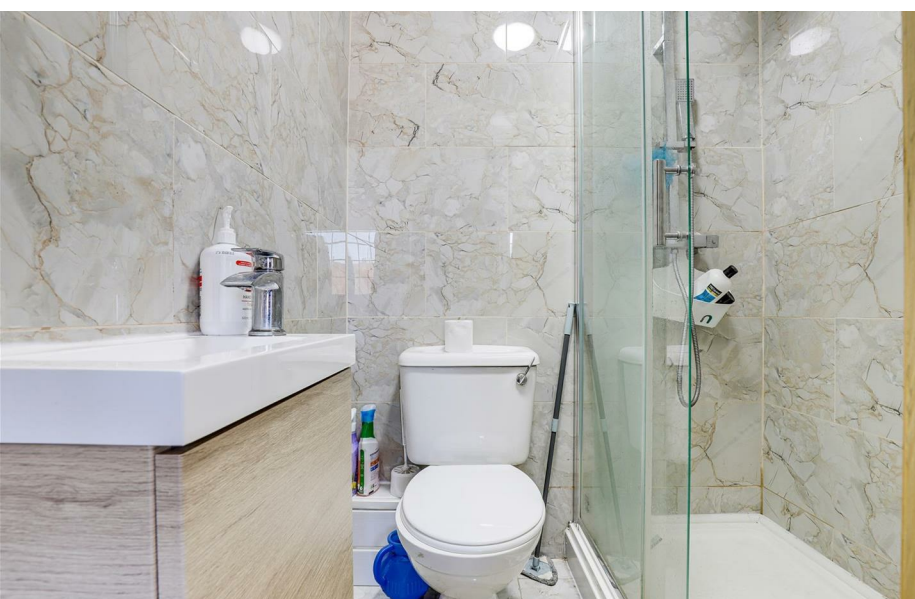
### SPACIOUS DETACHED HOUSE...

This three-bedroom detached house is situated in a popular residential area, offering easy access to local shops, amenities, great schools, and excellent transport links into Nottingham city centre. Upon entering, you're welcomed into a generously sized open-plan family living area, perfect for both relaxing and entertaining. The home also benefits from a separate dining room, perfect for family meals. The kitchen provides ample worktop space to meet all your culinary needs, complemented by a convenient utility room that also features a wet-room. Upstairs, the property offers two double bedrooms and a comfortable single bedroom. The main bedroom benefits from its own en-suite, while the remaining rooms are served by a stylish three-piece family bathroom suite. Externally, the front of the property offers a driveway for off-street parking, and to the rear is a low-maintenance courtyard garden, providing a private outdoor space.

MUST BE VIEWED!







- Detached House
- Three Bedrooms
- Two Spacious Reception Rooms
- Fitted Kitchen
- Utility Room & Ground Floor Wet Room
- En-Suite & Family Bathroom
- Driveway
- Low-Maintenance Garden
- Popular Location
- Must Be Viewed











GROUND FLOOR

Entrance Porch

5\*8" x 3\*7" (1.73m x 1.09m)

The entrance porch has lighting, UPVC double-glazed windows to the side and front elevation, and a single UPVC door proving access into the accommodation.

Living Room

17\*4" x 10\*4" (5.29m x 3.15m)

The living room has wood-effect flooring, a radiator, a TV point, and a UPVC double-glazed window to the front elevation.

Living Room

15\*4" x 10\*4" (4.67m x 3.15m)

The living room has wood-effect flooring, a radiator, carpeted stairs, open plan access to the living room, an in-built cupboard, and a UPVC double-glazed window to the front elevation.

Dining Room

10\*3" x 9\*10" (3.14m x 3.00m)

The dining room has tiled flooring, a radiator, an in-built cupboard, space for a dining table, space for a fridge freezer, open plan access to the kitchen, and a UPVC double-glazed window to the side elevation.

Kitchen

9\*3" x 10\*9" (2.82m x 3.28m)

The kitchen has fitted wall and base units with rolled-edge worktops, space for an oven, an extractor fan, partially tiled walls, tiled flooring, and a UPVC double-glazed window to the rear elevation.

Utility Room

9\*8" x 13\*1" (2.97m x 4.01m)

The utility room has tiled flooring, a polycarbonate roof, a radiator, fitted base units, space and plumbing for a washing machine, space for a fridge, an in-built cupboard, access to the shower-room, a UPVC double-glazed window to the side elevation, and a single wooden door proving access to the rear garden.

Shower Room

5\*4" x 3\*4" (1.64m x 1.03m)

This space has a low level dual flush W/C, a pedestal wash basin, an overhead rainfall shower and a handheld shower head, a heated towel rail, tiled flooring, tiled walls and am extractor fan.

FIRST FLOOR

Landing

10\*7" x 2\*7" (3.23m x 0.79m)

The landing has carpeted flooring, a UPVC double-glazed widow to the side elevation, and provides access to the first floor accommodation. Additionally, there is access to the loft.

Master Bedroom

9\*9" x 15\*8" (2.99m x 4.78m)

The main bedroom has wood-effect flooring, a radiator, a TV point, fitted wardrobes, access to the en-suite, and a UPVC double-glazed window to the front elevation.

En-Suite

3\*11" x 4\*10" (1.21m x 1.48m)

The en-suite has a low level dual flush W/C, a vanity storage unit with a wash basin and mixer tap, a walk-in shower enclosure with an overhead rainfall shower and a handheld shower head, tiled walls, and extractor fan and tiled flooring.

Bedroom Two

9\*11" x 10\*4" (3.03m x 3.17m)

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

Bedroom Three

8\*10" x 10\*5" (2.71m x 3.18m)

The third bedroom has wood-effect flooring, a radiator, and a UPVC double-glazed window to the front elevation.

Bathroom

7\*10" x 7\*3" (2.39m x 2.22m)

The bathroom has a low level dual flush W/C, a wall-mountedvanity unit with a wash basin and mixer tap, and free standing bath with a mixer tap, and extractor fan, a heated towel rail, tiled walls, tiled flooring, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a garden with a lawn, and a driveway for off-street parking.

Rear

To the rear of the property is an enclosed low maintenance courtyard and a shed.

ADDITIONAL INFORMATION

- Broadband Networks - Virgin Media, Openreach
- Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)
- Phone Signal – Good 4G/5G coverage
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Electric or Gas Central Heating – Connected to Mains Supply
- Septic Tank – TBC
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years+
- Flood Risk Area - Very Low
- Non-Standard Construction – TBC
- Any Legal Restrictions – TBC
- Other Material Issues – TBC

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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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(32 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>			<b>England &amp; Wales</b>		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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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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