

# HoldenCopley

PREPARE TO BE MOVED

Galena Drive, Carlton, Nottinghamshire NG3 6JR

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Guide Price £220,000

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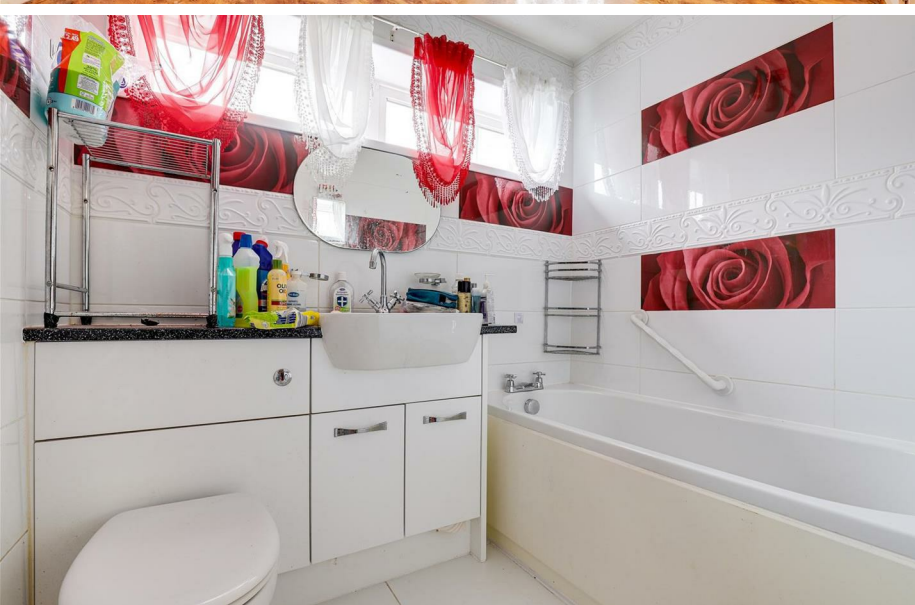
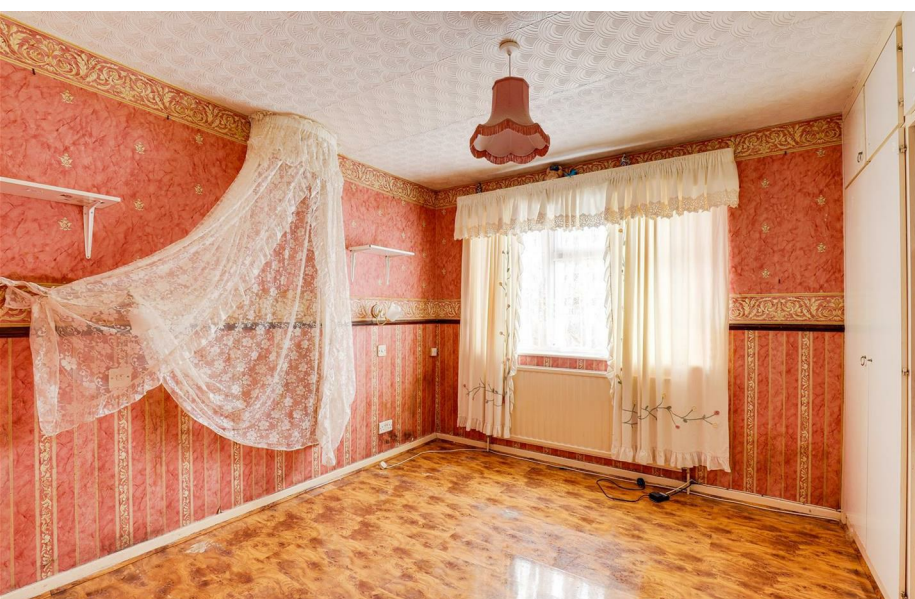
GUIDE PRICE: £220,000 - £240,000

NO UPWARD CHAIN...

This detached dormer bungalow is situated in a residential area, offering a blend of comfort and convenience with local schools and shops just a short stroll away. The ground floor welcomes you with a living room featuring a vintage-style gas fireplace that adds warmth and character. The fitted kitchen provides ample storage and workspace, ideal for home cooking. A spacious downstairs bedroom, complete with fitted furniture, ensures convenience and accessibility. The ground floor also benefits from a well-appointed four-piece bathroom suite, featuring both a bathtub for relaxation, and a separate shower for convenience. Upstairs, the master bedroom features a range of fitted furniture, alongside the third bedroom. The front of the property features a low-maintenance garden with plants and shrubs, along with a dedicated off-street parking space. To the rear, a lawned garden awaits, complete with a paved walkway, mature plants, a shed, and a garage.

MUST BE VIEWED





- Detached Dormer Bungalow
- Three Bedrooms
- Living Room With A Feature Fireplace
- Fitted Kitchen
- Ground Floor Four-Piece Bathroom Suite
- Ample Fitted Storage Space
- Residential Location
- Close To Local Amenities
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Entrance Porch

4'2" x 6'9" (1.29m x 2.08m)

The entrance porch has carpeted flooring, exposed brick walls, courtesy lighting, UPVC double-glazed windows to the front and side elevations, and a UPVC door providing access into the accommodation.

Living Room

18'8" x 10'8" (5.69m x 3.25m)

The living room has carpeted flooring, a feature vintage-style gas fireplace, a mirrored in-built storage cupboard, a wood and carpeted staircase, a radiator, partially wood-panelled walls, a dado rail, coving to the ceiling, a UPVC double-glazed bow window to the front elevation, and a sliding patio door providing access into the living room,

Kitchen

7'1" x 18'6" (2.17m x 5.66m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a mixer tap and a drainer, an integrated hob with an extractor fan, an integrated double-oven, space for a washing machine and dishwasher, space for a fridge freezer, wood-effect flooring, partially tiled walls, a radiator, a wall-mounted boiler, coving to the ceiling, UPVC double-glazed windows to the rear and side elevation, and a UPVC door leading out to the rear garden.

Hall

5'4" x 3'5" (1.63m x 1.06m)

The hall has a dado rail and provides access to the bathroom and ground floor bedroom.

Bedroom Three

11'1" x 11'3" (3.40m x 3.43m)

The third bedroom has a range of fitted wardrobes and cupboards, a radiator, a dado rail, and a UPVC double-glazed window to the rear elevation.

Bathroom

10'7" x 6'7" (3.24m x 2.02m)

The bathroom has a concealed low level flush W/C combined with a countertop wash basin and storage, a panelled bath, a shower enclosure with an electric hand-held shower fixture and a recessed spotlight, a chrome heated towel rail, tiled flooring and walls, and a UPVC double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

3'11" x 8'3" (1.20m x 2.53m)

The landing has carpeted flooring, a dado rail, a UPVC double-glazed window to the side elevation, eaves storage, and provides access to the first floor accommodation.

Master Bedroom

13'7" x 10'1" (4.16m x 3.09m)

The main bedroom has carpeted flooring, a radiator, a range of fitted furniture including wardrobes, cupboards, and dressing table, coving to the ceiling and a UPVC double-glazed window to the rear elevation.

Bedroom Two

9'4" x 8'3" (2.85m x 2.52m)

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

OUTSIDE

Front

To the front of the property is a gravelled area with plants and shrubs, space for off-street parking, and a brick wall boundary with gated access.

Rear

To the rear of the property is an enclosed garden with a lawn area, a planted area with a variety of mature plants and trees, a paved pathway around the border, an outdoor tap, a wooden shed, access to the garage, and fence panelled boundaries.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed)
- 100 Mbps (Highest available upload speed)
- Phone Signal – Some 5G and all 4G
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Very low risk of flooding
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

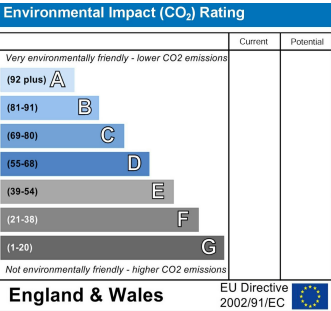
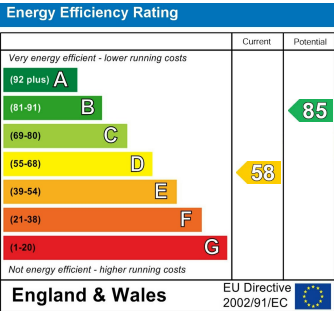
Council Tax Band Rating - Gedling Borough Council - Band C  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold.

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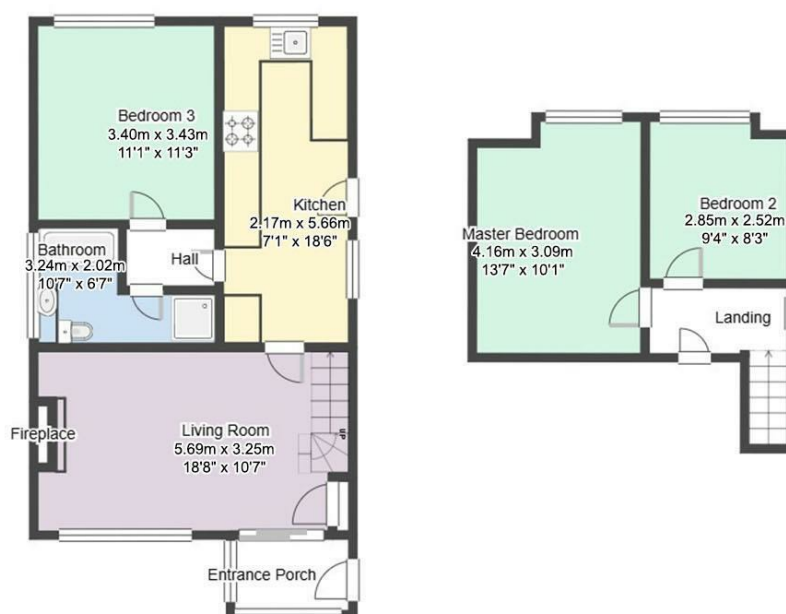
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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