

HoldenCopley

PREPARE TO BE MOVED

Campbell Drive, Carlton, Nottinghamshire NG4 1RD

Offers Over £240,000 - £250,000

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SEMI DETACHED HOUSE...

This three-bedroom semi-detached home offers generous accommodation throughout, making it an ideal purchase for any growing family seeking their forever home. Positioned in the ever-popular area of Carlton, the property is well-placed for access to a variety of local amenities including shops, cafes, excellent transport links into Nottingham City Centre, and is within catchment to well-regarded schools. To the ground floor, the property comprises a welcoming entrance hallway, a spacious lounge, a separate dining room with French doors leading out to the rear garden, and a modern fitted kitchen. Upstairs, the first floor hosts three well-proportioned bedrooms serviced by a stylish three-piece family bathroom suite. Outside, the property boasts lawns to the front and side, courtesy lighting, and a driveway offering parking for multiple cars. To the rear is a low-maintenance large enclosed garden, featuring a brick-built outbuilding, courtesy lighting, and fence-panelled boundaries – perfect for outdoor entertaining or relaxing in the warmer months.

MUST BE VIEWED





- Semi Detached House
- Three Double Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Driveway For Approximately Three Vehicles
- Popular Location
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Entrance Hall

14'0" x 5'6" (4.27m x 1.70m)

The entrance hall has carpeted flooring, an understairs cupboard, and a composite door providing access into the accommodation.

Living Room

15'4" x 13'10" (4.69m x 4.24m)

The living room has a UPVC double glazed window to the front elevation, a radiator, a feature fireplace with a decorative surround and tiled hearth, a TV point, coving to the ceiling, and carpeted flooring.

Dining Room

9'3" x 7'2" (2.82m x 2.20m)

The dining room has wood-effect flooring, a radiator, double French doors opening to the rear garden, and an exposed bricked arch providing access into the kitchen.

Kitchen

12'2" x 8'1" (3.71m x 2.48m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, an integrated oven, gas ring hob and extractor fan, a freestanding washing machine, space and plumbing for a washing machine, space for a fridge freezer, coving to the ceiling, an in-built cupboard, tiled splashback, an exposed brick wall, wood-effect flooring, and two UPVC double glazed window to the rear and side elevation,

FIRST FLOOR

Landing

9'2" x 6'11" (2.80m x 2.11m)

The landing has a UPVC double glazed obscure window to the side elevation, carpeted flooring, access into the loft, and access to the first floor accommodation.

Bedroom One

13'0" x 10'4" (3.97m x 3.15m)

The first bedroom has a UPVC double glazed window to the front elevation, a radiator, coving to the ceiling, and carpeted flooring.

Bedroom Two

11'10" x 9'2" (3.63m x 2.81m)

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

Bedroom Three

9'11" x 9'2" (3.03m x 2.80m)

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

Bathroom

8'1" x 7'6" (2.48m x 2.31m)

The bathroom has two UPVC double glazed obscure windows to the side elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture and shower screen, an in-built cupboard, a heated towel rail, partially tiled walls, and vinyl flooring.

OUTSIDE

Front

To the front of the property is courtesy lighting, lawns to the front and side, access to a driveway from the side for parking for three vehicles, and access to the rear garden.

Rear

To the rear of the property is an enclosed low-maintenance garden with courtesy lighting, a brick built out-building, 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 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:

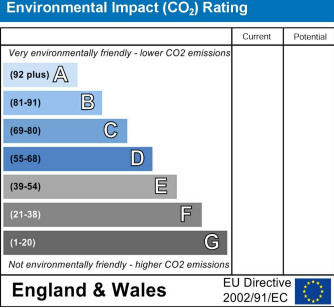
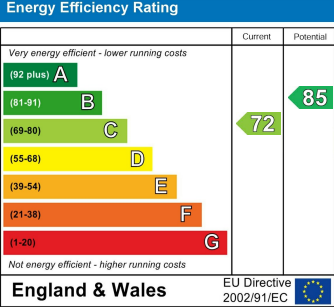
Property Tenure is Freehold

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.

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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 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.

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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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