

HoldenCopley

PREPARE TO BE MOVED

Bonser Close, Carlton, Nottinghamshire NG4 1DP

Guide Price £260,000

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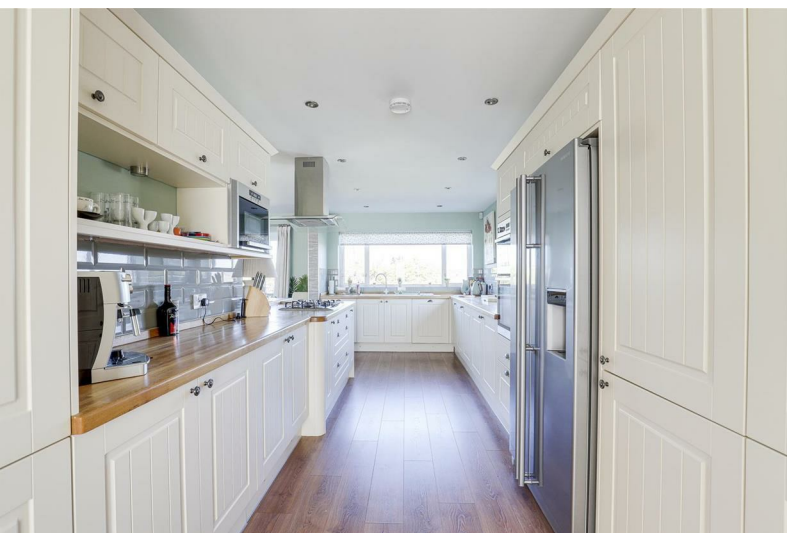


GUIDE PRICE - £260,000 - £280,000

SIMPLY STUNNING DETACHED BUNGALOW...

This beautifully renovated two-bedroom detached bungalow is a true credit to the current owners, offering a modern and stylish home that's ready to move straight into. Perfectly positioned at the bottom of a quiet cul-de-sac within a highly sought-after location, this property benefits from excellent access to a range of local amenities, reputable schools, and transport links. Internally, the accommodation has been finished to a high standard throughout, boasting underfloor heating and a contemporary feel. The layout comprises a bright porch conservatory, a spacious living room open plan to the dining area – ideal for both relaxing and entertaining – and a modern fitted breakfast kitchen featuring a comprehensive range of integrated appliances. There are two generously sized double bedrooms, both beautifully presented and serviced by a luxurious five-piece bathroom suite with stylish fixtures and fittings. Externally, this property continues to impress with a block-paved driveway providing ample off-road parking to the front, while to the rear is a low-maintenance, landscaped garden. This private outdoor space features a raised decked balcony offering stunning views, multiple patio seating areas, and plenty of space for outdoor dining and relaxation. An internal viewing is highly recommended to truly appreciate the accommodation on offer.

MUST BE VIEWED





- Renovated Detached Bungalow
- Two Double Bedrooms
- Spacious Living & Dining Area
- Stylish Fitted Breakfast Kitchen With Integrated Appliances
- Underfloor Heating
- Porch Conservatory
- Modern Five-Piece Bathroom Suite
- Driveway For Multiple Cars
- Garden With Decked Balcony Area Offering Fantastic Views
- Sought-After Location





ACCOMMODATION

Porch Conservatory

6'1" x 25'3" (1.86m x 7.71m)

The porch conservatory has wood-effect flooring, recessed spotlights, UPVC double-glazed windows to the front and side elevations, and a single UPVC door providing access into the accommodation.

Living Room

14'4" x 13'3" (4.37m x 4.04m)

The living room has a UPVC double-glazed window to the front elevation, wood-effect flooring with underfloor heating, a TV point, a feature fireplace with a log-effect fire, a split-face tile feature wall, wall-mounted thermostats, recessed spotlights, and open access to the kitchen and dining room.

Dining Area

8'11" x 6'5" (2.74m x 1.96m)

The dining area has wood-effect flooring with underfloor heating, recessed spotlights, and double French doors opening out to the decked balcony and the garden.

Kitchen

22'8" x 9'1" (6.93m x 2.77m)

The kitchen has a range of fitted base and wall units with wooden worktops and a breakfast bar, a composite sink and a half with a swan neck mixer tap and drainer, an integrated dishwasher, an integrated double oven, an integrated microwave, a five-ring gas hob with an extractor hood, an integrated washing machine, space for an American-style fridge freezer, plinth lighting, tiled splashback, wood-effect flooring with underfloor heating, recessed spotlights, UPVC double-glazed windows to the side and rear elevation, and double French doors leading into the porch conservatory.

Hall

3'1" x 2'6" (0.96m x 0.77m)

The inner hall has carpeted flooring, access to the loft, and provides access to the bedrooms.

Bedroom One

11'8" x 11'5" (3.58m x 3.49m)

The first bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring with underfloor heating, a wall-mounted digital thermostat, and a ceiling fan light.

Bedroom Two

11'4" x 8'2" (3.47m x 2.49m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring with underfloor heating, a wall-mounted digital thermostat, and a ceiling fan light.

Bathroom

9'10" x 7'8" (3.00m x 2.36m)

The bathroom has a low level dual flush WC, a vanity unit wash basin, a bidet, a walk-in shower enclosure with an overhead twin-rainfall shower, a double-ended bath with central taps, floor-to-ceiling tiles, underfloor heating, a chrome heated towel rail, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a block-paved driveway with external lighting and gated access to the side / rear garden.

Rear

To the rear of the property is a private enclosed garden featuring a decked balcony area, steps leading down to low maintenance patio and gravelled areas, external lighting, an outdoor tap, various plants and shrubs, and a combination of fence panelling and hedged borders.

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 – 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 – TBC

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.

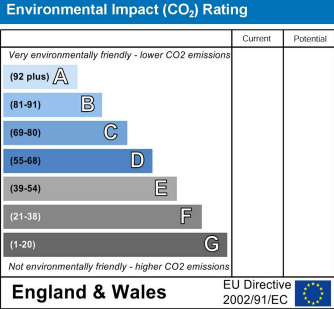
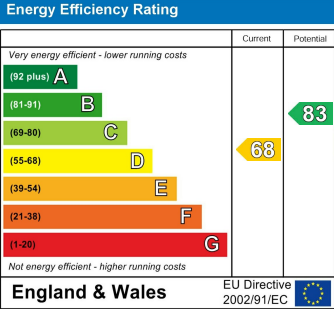
The vendor has advised the following:

Property Tenure is Freehold

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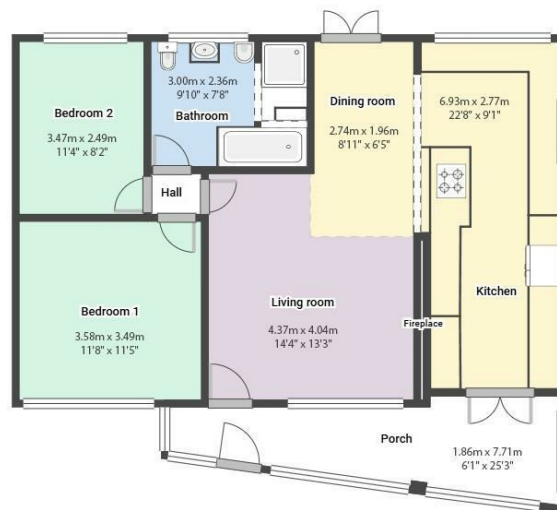
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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