

HoldenCopley

PREPARE TO BE MOVED

Fraser Crescent, Carlton, Nottinghamshire NG4 1NL

Guide Price £260,000 - £270,000

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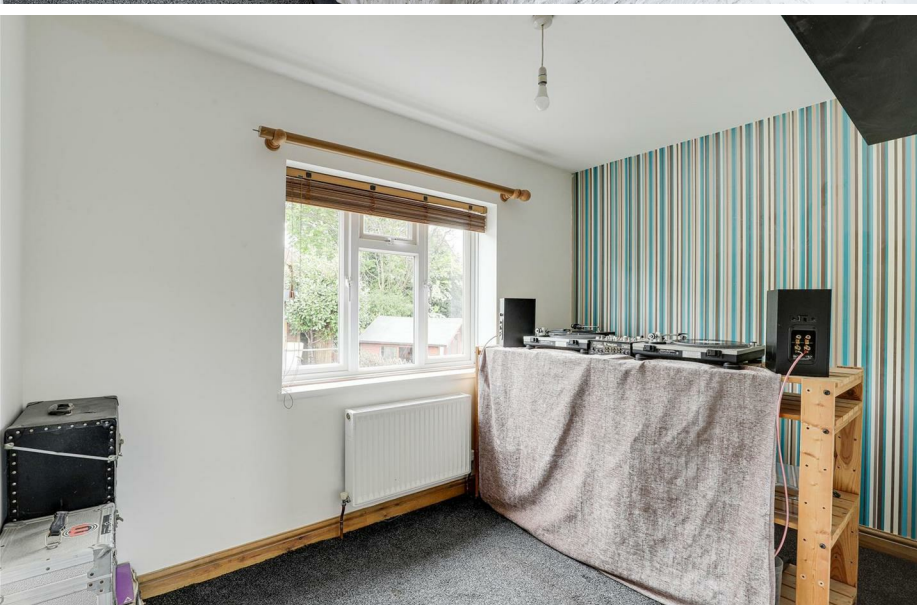
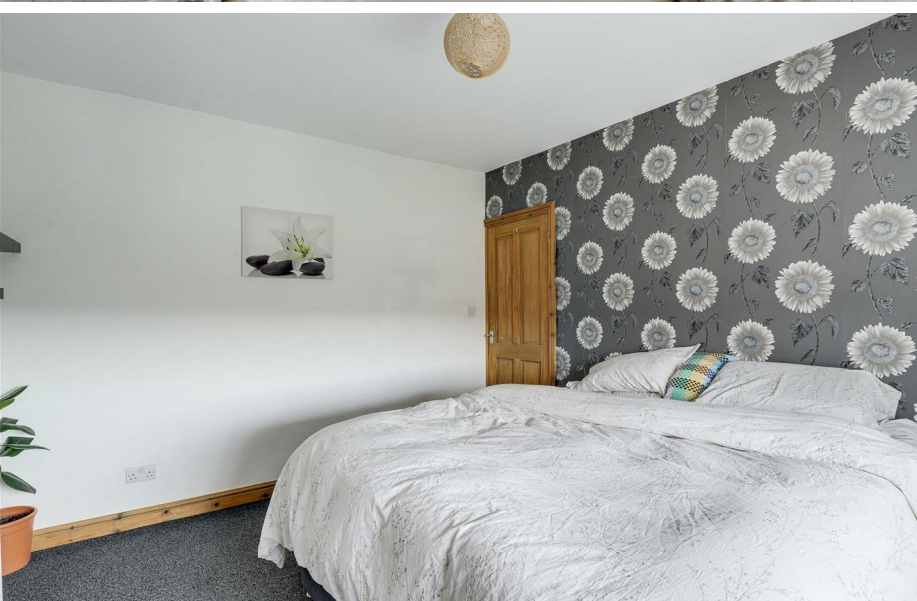
GUIDE PRICE £260,000 - £270,000

NOT TO BE MISSED...

This well-presented three-bedroom semi-detached home is situated in a popular and convenient location within easy reach of local amenities, excellent transport links, great schools, making it an ideal purchase for a range of buyers. To the front, the property makes a striking first impression with a large driveway providing ample off-street parking, a detached garage with an inspection pit for cars, and a set of wooden steps leading up to the entrance. Internally, the ground floor offers a cosy living room, along with a spacious kitchen/diner with modern fitted units and granite worktops, luxury Amtico flooring with underfloor heating, and plenty of natural light from the skylight windows and the double French doors that open out to the rear garden. Downstairs, there is also a convenient utility room and a full three piece shower room suite. The property benefits from a soundproofed party wall with the neighbours for added privacy. Upstairs, the property boasts three well-proportioned bedrooms, all serviced by a three-piece bathroom suite. To the rear, you'll find a private enclosed garden with a versatile garden room, also featuring paved patio seating areas, a useful storage shed, a lawned area, and planted borders.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Cosy Living Room
- Spacious Modern Fitted Kitchen Diner
- Utility Room
- Ground Floor Shower Room Suite
- Three Piece Bathroom Suite
- Versatile Garden Room
- Multi-Car Driveway & Garage
- Must Be Viewed





GROUND FLOOR

Porch

3*10" x 6*4" (1.18m x 1.94m)

The porch has wood-effect flooring, recessed spotlights, a UPVC wood-effect double-glazed window to the side elevation, and double French doors providing access into the accommodation.

Entrance Hall

12*3" x 10*7" (3.75m x 3.25m)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, and a single composite door providing access into the accommodation.

Bathroom

7*4" x 5*8" (2.26m x 1.74m)

The bathroom has a low level flush W/C, a pedestal wash basin, a shower enclosure with a mains-fed wall-mounted handheld shower fixture, partially tiled walls, a radiator, recessed spotlights, and a UPVC double-glazed obscure window to the side elevation.

Living Room

10*10" x 13*4" (3.32m x 4.08m)

The living room has carpeted flooring, a recessed chimney breast alcove, a radiator, and a UPVC double-glazed window to the front elevation.

Kitchen/Diner

21*5" x 21*6" max (6.54m x 6.57m max)

The kitchen diner has a range of fitted handleless base and wall units with granite worktops, an integrated stainless steel sink with a mixer tap and draining grooves, space for a freestanding range cooker with a splashback and an extractor fan, an integrated dishwasher, space for a fridge freezer, a breakfast bar with a granite worktop, Amtico flooring, under floor heating, recessed spotlights, a radiator, three skylight windows, a UPVC double-glazed window to the side elevation, and two sets of double French doors leading out to the rear garden.

Utility Room

6*3" x 6*2" (1.93m x 1.90m)

The utility room has fitted base and wall units with rolled edge worktops, a stainless steel sink with a mixer tap and a drainer, a wall-mounted Valliant combi boiler, space and plumbing for a washing machine, wood-effect flooring, and skylight window.

FIRST FLOOR

Landing

The landing has carpeted flooring, a UPVC double-glazed window to the front elevation, access to the loft with lighting via a drop down ladder, and provides access to the first floor accommodation.

Master Bedroom

11*0" x 12*10" (3.36m x 3.92m)

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

Bedroom Two

10*5" x 11*0" (3.18m x 3.36m)

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

Bedroom Three

7*4" x 10*8" (2.26m x 3.26m)

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

Bathroom

6*9" x 7*3" (2.08m x 2.22m)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with a mains-fed wall-mounted handheld shower fixture, wood-effect flooring, partially tiled walls, a radiator, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-street parking for multiple cars, a detached garage, a wooden storage shed, tiered planters with a variety of plants and gravel, wooden stairs, gated access to the rear, and boundaries made up of fence panelling, brick wall, and hedges.

Garage

18*2" x 12*0" (5.56m x 3.68m)

The garage has an inspection pit, electricity, lighting, and an up and over door.

Rear

To the rear of the property is an enclosed tiered garden with block paved patio areas and steps, concrete and decked seating areas, a lawned area, a pergola, a versatile garden room, a planted border, and fence panelled boundaries,

Garden Office

12*10" x 8*3" (3.93m x 2.54m)

The garden office has wood-effect flooring, a wall-mounted electric heater, a skylight window, UPVC double-glazed windows to the front and side elevations, and double French doors leading out to the rear garden.

ADDITIONAL INFROMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 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 B

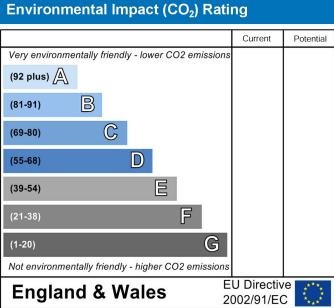
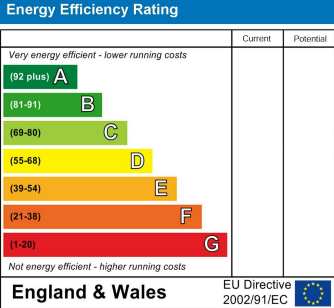
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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

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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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