

# HoldenCopley

PREPARE TO BE MOVED

Birch Avenue, Carlton, Nottinghamshire NG4 1EJ

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£350,000



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## BEAUTIFUL PERIOD PROPERTY...

This beautifully presented four-bedroom detached Edwardian home offers a perfect blend of timeless character and modern living, making it the ideal purchase for any family buyer. Boasting a wealth of period features including sash windows, original wooden floorboards, and elegant open fireplaces, the property is finished to a high standard throughout and ready for you to move straight in. Situated in the ever-popular location of Carlton, the property is within close proximity to a range of local amenities, excellent transport links, sought-after school catchments, and offers easy access into Nottingham City Centre. To the ground floor, you are welcomed by a spacious entrance hall leading into a bright and airy living room with a square bay window, and a separate dining room that flows seamlessly into a modern fitted kitchen – perfect for entertaining and everyday family living. The first floor hosts three generously sized double bedrooms and a versatile single bedroom or home office, all serviced by a contemporary four-piece bathroom suite and an en-suite to the master bedroom. Additionally, there is access to the boarded loft. Outside, the property benefits from a block-paved driveway providing off-street parking for two vehicles and access into the integral garage. To the rear is a private, enclosed mature garden featuring a patio area, a well-maintained lawn, and a range of mature plants and shrubs – perfect for enjoying the warmer months.

## MUST BE VIEWED







- Detached Edwardian House
- Four Good-Sized Bedrooms
- Two Reception Rooms
- Open Plan Modern Kitchen
- Four-Piece Bathroom Suite & En-Suite To Master
- Beautiful Original Features Throughout
- Driveway & Integral Garage
- Well-Maintained Private Garden
- Sought-After Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

12'10" x 8'3" (3.92m x 2.54m)

The entrance hall features wooden flooring, a column radiator, a wooden staircase with a glass-panelled banister, an under-stair cupboard, ceiling coving, obscure wood-framed front windows, and a single door leading in from the storm porch.

Living Room

11'5" x 15'1" (3.50m x 4.62m)

The living room includes a square bay with front-facing sash windows, wooden flooring, a column radiator, ceiling coving, a TV point, and a cast iron feature fireplace with an open fire, decorative mantelpiece, and tiled hearth.

Dining Room

11'6" x 12'2" (3.51m x 3.72m)

The dining room features slate tile flooring, ceiling coving, a vertical radiator, space for an American-style fridge freezer, and double French doors leading to the rear garden. It also flows seamlessly into the kitchen.

Kitchen

8'3" x 8'2" (2.52m x 2.51m)

The kitchen is fitted with a range of gloss base and wall units topped with wooden worktops, a ceramic sink with a swan-neck mixer tap and drainer, an integrated oven with a five-ring gas hob and extractor fan, and an integrated dishwasher. Additional features include a tiled splashback, slate tile flooring, a UPVC double-glazed rear window, and a composite door leading to the garden.

FIRST FLOOR

Landing

8'10" x 8'2" (2.70m x 2.49m)

The landing has wooden floorboards and provides access to the first floor accommodation. Additionally, there is access to the boarded loft with lighting via a drop-down ladder.

Master Bedroom

14'3" x 9'2" (4.35m x 2.81m)

The main bedroom has a sliding sash window to the front elevation, wooden floorboards, a radiator, and access into the en-suite.

En-Suite

9'3" x 4'5" (2.83m x 1.35m)

The en-suite has a low level flush WC, a period-style wash basin, a shower enclosure, tiled flooring, a chrome heated towel rail, an electrical shaving point, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

Bedroom Two

11'5" x 12'4" (3.48m x 3.77m)

The second bedroom has a sliding sash window to the front elevation, wooden floorboards, an original open fireplace with a tiled hearth, a wall-mounted shelf, and a radiator.

Bedroom Three

11'5" x 12'2" (3.49m x 3.71m)

The second bedroom has a UPVC double-glazed window to the rear elevation, wooden floorboards, an original open fireplace with a tiled hearth, wall-mounted shelves, and a radiator.

Bedroom Four

7'3" x 8'3" (2.22m x 2.53m)

The fourth bedroom has a sliding sash window to the front elevation, wooden floorboards, wall-mounted shelves, and a radiator.

Bathroom

7'9" x 8'2" (2.36m x 2.49m)

The bathroom includes a low-level flush WC, a pedestal wash basin, a double-ended bath with central taps, and a shower enclosure with an overhead rainfall shower. It also features partially tiled walls, wooden floorboards, a radiator with a chrome towel rail, recessed spotlights, and a rear-facing UPVC double-glazed obscure window.

OUTSIDE

Front

To the front of the property, a block-paved driveway provides access to the integral garage, with external lighting and hedged boundaries offering privacy.

Rear

To the rear of the property is a private, enclosed garden featuring a patio area, lawn, a variety of plants, trees, and shrubs, external lighting, a brick-built outhouse, and brick-walled boundaries.

ADDITIONAL INFORMATION

- Broadband Networks - Openreach, Virgin Media
- 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 – No
- Any Legal Restrictions – No
- Other Material Issues – Damp in ceiling 2ft by 2 ft builder inspecting on Saturday.

DISCLAIMER

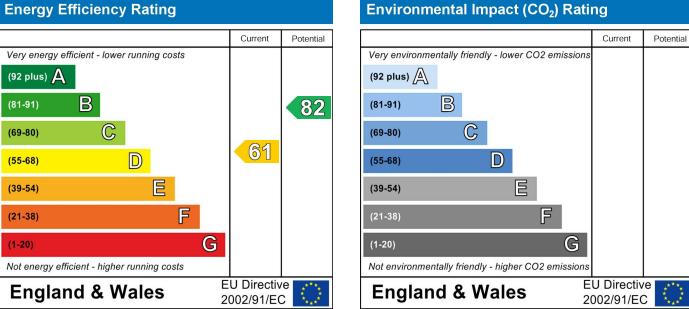
Council Tax Band Rating - Gedling Borough Council - Band C  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

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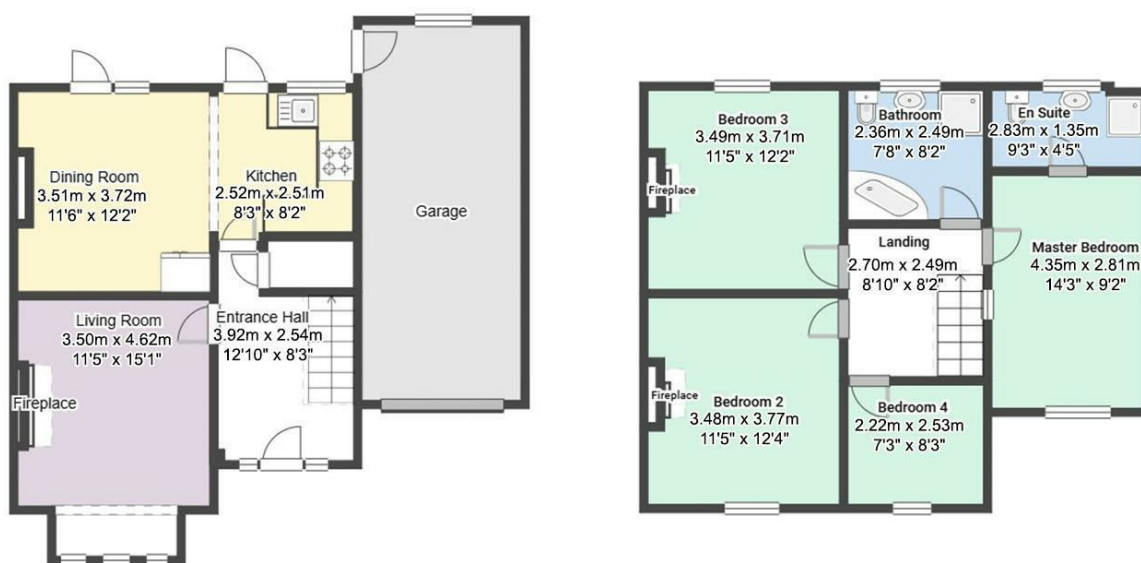
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## FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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