

# HoldenCopley

PREPARE TO BE MOVED

Campbell Drive, Carlton, Nottinghamshire NG4 1RD

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Guide Price £240,000 - £260,000



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IDEAL FOR FIRST TIME BUYERS...

This three-bedroom semi-detached home is perfect opportunity for first-time buyers seeking a property they can comfortably move straight into, with just a few touches needed to add their own personal style and make it feel like their own. Situated in a popular area, the home is conveniently located close to a range of local amenities, great schools, and fantastic transport links, making it ideal for growing families and commuters alike. To the ground floor, the accommodation comprises a hallway, a spacious living room, a modern fitted kitchen, and a practical utility room. Upstairs, the first floor hosts three well-proportioned bedrooms, a contemporary three-piece bathroom suite, an additional shower room, and access to the loft space, offering further potential for storage or conversion. Outside, the front of the property benefits from a driveway leading to a detached garage and a landscaped south-facing garden with a variety of mature shrubs, plants, and a well-kept lawn. To the rear, you'll find a private, north-facing tiered garden featuring a paved patio area and low-maintenance decorative stonework, ideal for relaxing or entertaining outdoors.

MUST BE VIEWED







- Semi-Detached House
- Three Bedrooms
- Spacious Reception Room
- Modern Fitted Kitchen & Utility Room
- Three Piece Bathroom Suite
- Off-Road Parking
- Detached Garage
- Landscaped Front Garden & Private Low Maintenance North-Facing Rear Garden
- Popular Location
- Must Be Viewed











GROUND FLOOR

Hallway

7'3" x 6'6" (2.23 x 2.00)

The hallway has tiled flooring, carpeted stairs, a radiator and a single UPVC door providing access into the accommodation.

Living Room

17'4" x 13'3" (5.29 x 4.05)

The living room has UPVC double-glazed windows to the front and side elevations, radiators, a wall-mounted gas fireplace with a brick surround and wall-mounted light fixtures.

Kitchen

10'2" x 8'6" (3.12 x 2.60)

The kitchen has a range of fitted handleless base and wall units with worktops, an integrated electric oven and dishwasher, a gas hob with an extractor hood, a stainless steel sink and a half with a drainer and a swan neck mixer tap, space for an under the counter fridge, tiled flooring, a radiator, partially tiled walls, recessed spotlights, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access out to the garden.

Utility Room

6'8" x 6'3" (2.05 x 1.92)

The utility room has fitted wall units, space and plumbing for a washing machine and tumble dryer, space for a freezer, tiled flooring, a wall-mounted boiler and UPVC double-glazed windows to the rear and side elevations.

FIRST FLOOR

Landing

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

Master Bedroom

13'3" x 9'3" (4.06 x 2.83)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, built-in wardrobes and coving.

Bedroom Two

10'3" x 6'8" (3.13 x 2.04)

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

Bedroom Three

10'2" x 7'1" (3.10 x 2.18)

The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator and built-in wardrobes with over the head cupboards and a dressing table.

Bathroom

6'5" x 6'2" (1.98 x 1.89)

The bathroom has a low level flush W/C, a vanity style wash basin, a fitted panelled bath with a mains-fed over the head rainfall shower, a hand-held shower and a glass shower screen, tiled flooring and walls, a radiator and a UPVC double-glazed obscure window to the rear elevation.

Shower Room

3'3" x 3'2" (1.00 x 0.97)

This space has a shower enclosure with an electric shower, tiled walls and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front is a driveway leading to a detached garage and a landscaped south-facing garden with various plants, a lawn and mature shrubs.

Rear

To the rear is a private north-facing tiered garden with a fence panelled boundary, a paved patio and decorative stones.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central 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 – All 4G & 5G & some 3G available
- 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

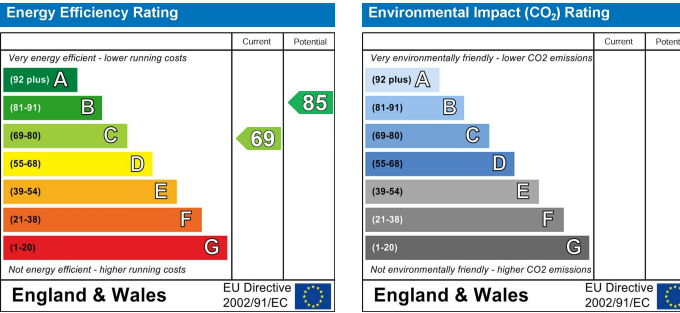
Council Tax Band Rating - Gedling Borough Council - Band B  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

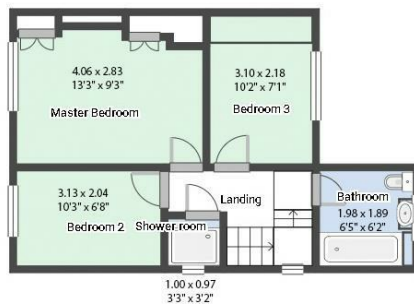
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.







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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