

HoldenCopley

PREPARE TO BE MOVED

Burton Road, Carlton, Nottinghamshire NG4 3BB

Offers Over £395,000

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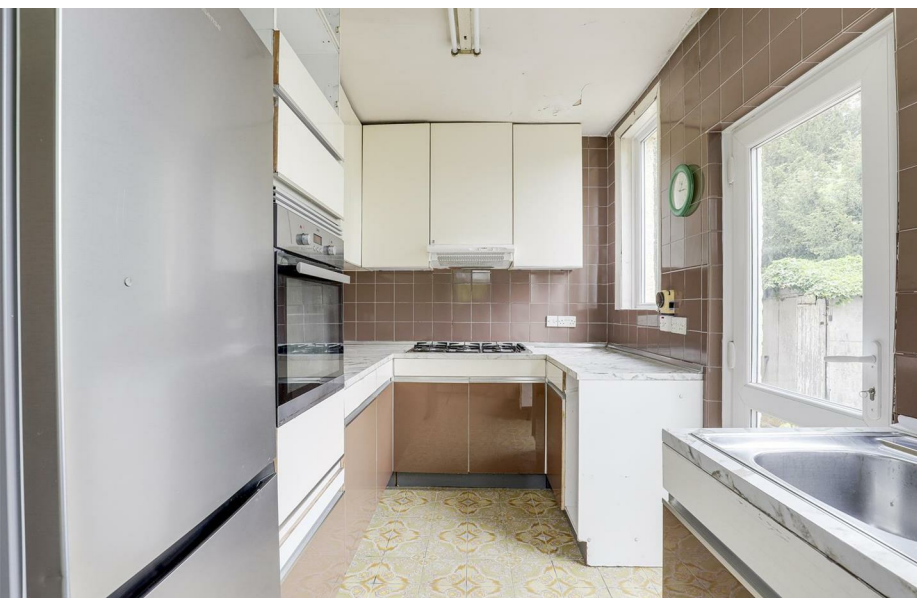


NO UPWARD CHAIN...

This substantial Edwardian detached home is bursting with character and potential, making it a perfect opportunity for any growing family looking to create their forever home. Occupying a generous plot and offering an abundance of space both inside and out, this property is ideal for buyers wanting to personalise and add value. There is plenty of scope for further development, subject to planning. Situated in a highly sought-after location, the property is set back from the road and is within close proximity to a range of excellent amenities, schools, transport links including Carlton Train Station, and offers easy access to Nottingham City Centre. Internally, the ground floor comprises a welcoming entrance hall, four versatile reception rooms, a fitted kitchen, a convenient WC, and a bright conservatory overlooking the garden. There is also access to a spacious cellar—ideal for additional storage. The first floor offers four well-proportioned double bedrooms, serviced by a four-piece family bathroom and a wet-room style shower room off the second bedroom. Outside, the property boasts a beautifully maintained wrap-around garden featuring manicured lawns, mature trees, established plants and shrubs, multiple patio areas, and winding pathways. There is also a greenhouse, a brick-built outhouse, several sheds, and external lighting. Completing the property is a tandem garage and a driveway providing ample off-road parking. This charming home offers endless potential and is available with no upward chain—an excellent opportunity not to be missed!

MUST BE VIEWED





- Edwardian Detached House With Potential For Further Development
- Four Double Bedrooms
- Four Versatile Reception Rooms
- Fitted Kitchen
- Ground Floor WC
- Conservatory Overlooking Rear Garden
- Large Cellar & Ample Storage Space
- Bathroom Suite & Separate Shower
- Generous-Sized Plot With Mature Gardens
- Driveway & Garage





GROUND FLOOR

Entrance Hall

12'11" x 10'7" (3.94m x 3.24m)

The entrance hall has carpeted flooring, a radiator, a wooden staircase with a carpet runner, a single-glazed window to the front elevation, coving to the ceiling, a wall-light fixture, and a single wooden door with a stained-glass insert providing access into the accommodation. Additionally there is access to the cellar.

Office

10'4" x 9'10" (3.17m x 3.01m)

The office has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, exposed beams on the ceiling, and a range of fitted storage units.

WC

10'5" x 2'7" (3.18m x 0.79m)

This space has a low level flush WC, a wall-mounted wash basin, tiled splashback, a radiator, and a UPVC double-glazed obscure window to the side elevation.

Family Room

14'11" into bay x 12'5" (4.56m into bay x 3.81m)

The family room has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a curved radiator, coving to the ceiling, wall-light fixtures, and a feature fireplace with an open coal-effect grate and tiled surround.

Living Room

15'11" x 12'11" (4.86m x 3.95m)

The living room has a UPVC double-glazed window to the rear elevation, carpeted flooring, exposed beams on the ceiling, a feature fireplace with an open coal-effect grate and decorative surround, a dado rail, wall-light fixtures, and a radiator.

Dining Room

12'11" x 10'4" (3.95m x 3.17m)

The dining room has carpeted flooring, coving to the ceiling, a radiator, a ceiling rose, fitted wardrobes, and double doors leading into the conservatory.

Kitchen

12'10" x 7'11" (3.93m x 2.17m)

The kitchen has a range of fitted base and wall units with worktops, a double stainless steel sink with taps and drainer, an integrated oven, a gas hob with an extractor hood, a freestanding fridge freezer and dishwasher, space and plumbing for a washing machine, fully tiled walls, tiled flooring, a heated towel rail, UPVC double-glazed windows to the side and rear elevation, and a single UPVC door providing side access.

Conservatory

12'0" x 8'10" (3.67m x 2.71m)

The conservatory has a vaulted polycarbonate roof, a roof window, a ceiling fan light, tiled flooring, a radiator, wall-light fixtures, a range of UPVC double-glazed windows to the side and rear elevation, and a single UPVC door providing access to the rear garden.

BASEMENT LEVEL

Cellar

17'11" max x 12'11" max (5.48m max x 3.96m max)

The cellar is split into two sections and has lighting and a floor-mounted boiler.

FIRST FLOOR

Landing

17'1" x 12'10" (5.23m x 3.93m)

The landing has carpeted flooring, a radiator, a picture rail, and provides access to the first floor accommodation. Additionally, there is access to the loft with lighting via a drop-down ladder.

Bedroom One

15'11" x 13'0" (4.87m x 3.97m)

The first bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, and direct access into bedroom four.

Bedroom Two

16'6" x 9'10" (5.03m x 3.02m)

The second bedroom has two UPVC double-glazed windows to the rear elevation, carpeted flooring, a radiator, a pedestal wash basin, and access into the shower room.

Shower Room

4'0" x 3'4" (1.22m x 1.04m)

The wet room style shower room has a wall-mounted electric shower fixture, floor-to-ceiling tiles, and a UPVC double-glazed window with a stained-glass insert.

Bedroom Three

12'11" x 12'5" (3.94m x 3.81m)

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

Bedroom Four

12'2" x 10'5" (3.72m x 3.18m)

The fourth bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, and fitted wardrobes with drawers and overhead storage cupboards.

Bathroom

12'0" x 7'0" (3.68m x 2.14m)

The bathroom has a low level dual flush WC, a pedestal wash basin, a bidet, a corner fitted bath, a radiator, in-built cupboards, carpeted flooring, fully tiled walls, a wall-mounted mirror, recessed spotlights, and two UPVC double-glazed obscure windows to the side and rear elevation.

OUTSIDE

Surrounding the property is an enclosed wrap-around garden, featuring well-kept lawns, an array of mature trees, plants, and shrubs. The outdoor space includes several patio areas and pathways, a greenhouse, a brick-built outhouse, external lighting, and multiple sheds. Additionally, a driveway and a tandem garage offer ample off-road parking.

ADDITIONAL INFORMATION

Broadband Networks Available - 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 – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band E

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.

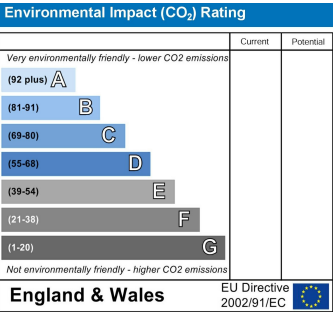
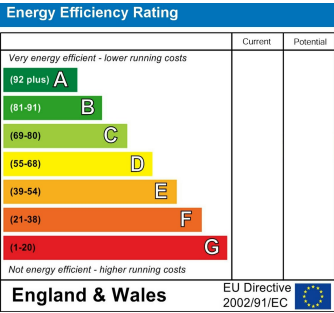
The vendor has advised the following:

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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