

# HoldenCopley

PREPARE TO BE MOVED

Yvonne Crescent, Carlton, Nottinghamshire NG4 3AP

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Guide Price £260,000 - £270,000

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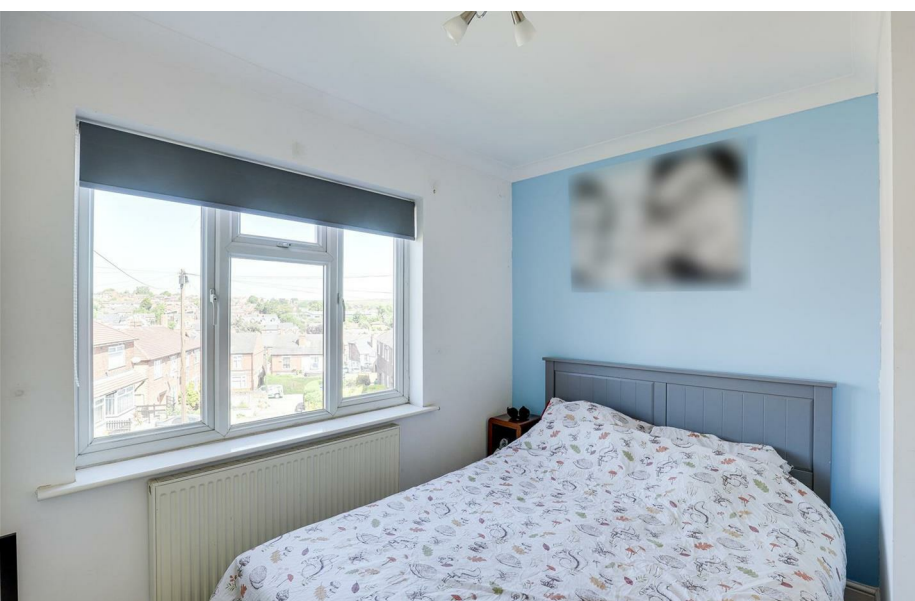
GUIDE PRICE: £260,000 - £270,000

GREAT FIRST TIME BUY...

This three-bedroom semi-detached home is well presented throughout and would make the perfect purchase for a range of buyers, including families and first-time purchasers. Ideally located just a short walk from Carlton town centre, the property is within easy reach of a variety of shops, bars, restaurants, and excellent transport links into Nottingham City Centre. It is also positioned within the catchment area of well-regarded schools, making it ideal for those with children. Internally, the property comprises an entrance porch leading into a hallway, a spacious bay-fronted living room, a fitted kitchen, and a bright conservatory offering additional living space. Upstairs, the first floor hosts two double bedrooms and a comfortable single bedroom, all served by a three-piece bathroom suite. Outside, the property benefits from a driveway to the front providing off-street parking for two vehicles, with gated access to a well-maintained south-facing rear garden featuring a patio seating area, a lawn, and a variety of mature shrubs and planting—perfect for enjoying the warmer months.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Conservatory
- Three-Piece Bathroom Suite
- South-Facing Rear Garden
- Driveway
- Popular Location





GROUND FLOOR

Porch

4'10" x 1'9" (1.48m x 0.55m)

The porch has tiled flooring, a UPVC double-glazed obscure window to the front elevation, and a UPVC door providing access into the accommodation.

Entrance Hall

4'6" max x 4'6" (1.39m max x 1.38m)

The entrance hall has tiled flooring, carpeted stairs, coving to the ceiling, a radiator, a single-glazed stained glass window to the front elevation, and a single wooden door with a stained glass insert via the porch.

Living Room

19'3" into bay x 10'3" (5.87m into bay x 3.13m)

The living room has carpeted flooring, coving to the ceiling, a feature fireplace with a hearth and a decorative surround, a radiator, a TV point, a UPVC double-glazed bay window to the front elevation, and double French doors opening into the conservatory.

Conservatory

17'2" x 6'5" (5.24m x 1.97m)

The conservatory has tiled flooring, a radiator, a polycarbonate roof, UPVC double-glazed windows to the side and rear elevations, a single UPVC door providing side access, and double French doors opening out onto the rear garden.

Kitchen

17'4" max x 11'2" (5.29m max x 3.42m)

The kitchen has a range of shaker-style wall and base units with worktops, an integrated oven with a gas hob ad extractor fan, a stainless steel sink and half with a swan neck mixer tap and drainer, space for a fridge freezer, space for a dining table, a radiator, coving to the ceiling, partially tiled walls, recessed spotlights, tiled flooring, UPVC double-glazed window to the side and rear elevations, and a single wooden door providing access into the conservatory.

FIRST FLOOR

Landing

8'6" max x 6'8" (2.61m max x 2.05m)

The landing has carpeted flooring, coving to the ceiling, a UPVC double-glazed window to the rear elevation, and provides access to the first floor accommodation.

Master Bedroom

11'3" max x 10'3" (3.43m max x 3.14m)

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

Bedroom Two

10'9" x 10'3" (3.29m x 3.14m)

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

Bedroom Three

7'3" x 6'2" (2.21m x 1.88m)

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

Bathroom

6'9" x 5'4" (2.06m x 1.65m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a mains fed rainfall shower, a chrome heated towel rail, an extractor fan, partially tiled walls, recessed spotlights, and a UPVC double-glazed window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-street parking, courtesy lighting, gated access to the rear garden, and a mixture of fence-panelled and hedge boundaries.

Rear

To the rear of the property is a south-facing garden with a patio seating area, a lawn, various plants, shrubs, and mature trees, and a mixture of brick wall, hedge, and fence-panelled 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

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 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.

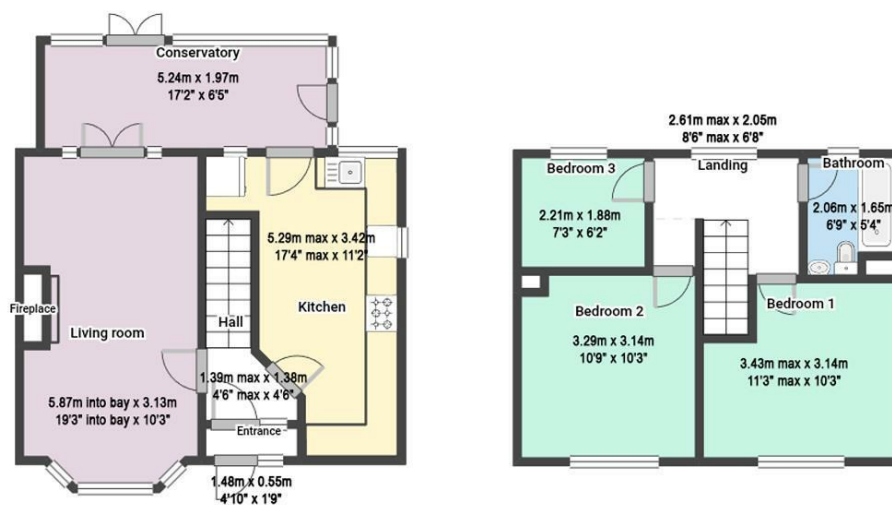
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| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) A                                                     |         |                         |
| (81-91) B                                                       |         |                         |
| (69-80) C                                                       |         |                         |
| (55-68) D                                                       |         |                         |
| (39-54) E                                                       |         |                         |
| (21-38) F                                                       |         |                         |
| (1-20) G                                                        |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |

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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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