

# HoldenCopley

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Belper Avenue, Carlton, Nottinghamshire NG4 3SD

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Offers In The Region Of £295,000



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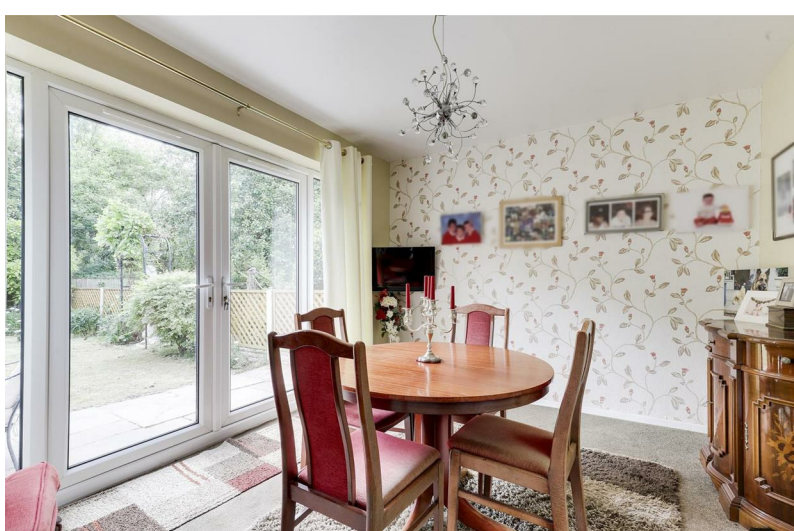




## NO UPWARD CHAIN – SPACIOUS DETACHED BUNGALOW...

This well-presented two-bedroom detached bungalow is offered to the market with no upward chain and boasts deceptively spacious accommodation throughout – making it the ideal purchase for anyone looking to downsize without compromising on space, or for those seeking single-storey living in a highly regarded location. Situated in a sought-after residential area close to a wide range of local amenities, shops, and excellent transport links, this property offers both convenience and comfort in equal measure. Internally, the accommodation comprises an entrance hall, a generous living room with a feature fireplace, and a modern fitted kitchen with ample storage and double doors opening into a separate dining room, ideal for entertaining. There are two well-proportioned double bedrooms, both serviced by a wet room-style modern shower suite, offering a practical and stylish layout. Externally, the property stands proudly on a generous plot with a gated driveway providing ample off-road parking and leading to a detached garage. To the rear is a well-maintained garden featuring multiple patio seating areas, including an elevated terrace, mature planting, and a charming water feature – creating a tranquil outdoor space to enjoy throughout the seasons.

VIEWING HIGHLY RECOMMENDED







- Detached Bungalow
- Two Double Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen
- Wet-Room Style Shower
- Lovely Private Garden With Multi-Level Patio Areas
- Gated Driveway
- Single Garage
- No Upward Chain
- Popular Location











ACCOMMODATION

Entrance Hall

16'3" x 6'5" (4.97 x 1.98)

The entrance hall has carpeted flooring, a radiator, access to the boarded loft with lighting via a drop-down ladder, UPVC double-glazed panel windows to the side elevation, and a single UPVC door providing access into the accommodation.

Living Room

22'7" x 10'10" (6.89 x 3.31)

The living room has a UPVC double-glazed bow window to the side elevation, carpeted flooring, a feature coal-effect fireplace with a decorative surround, two radiators, a TV point, and double French doors opening out onto the rear patio.

Kitchen

13'0" x 11'1" (3.97 x 3.40)

The kitchen has a range of fitted base and wall units with worktops, a composite sink and a half with a swan neck mixer tap and drainer, an integrated oven with a gas hob and extractor fan, coloured splashback, space for a fridge freezer, space and plumbing for a washing machine, laminate flooring, recessed spotlights, a radiator, a UPVC double-glazed window to the side elevation, and double doors leading into the dining room.

Dining Room

12'5" x 9'11" (3.80 x 3.03)

The dining room has carpeted flooring, a radiator, and double French doors opening out to the rear garden.

Master Bedroom

12'2" x 9'10" (3.72 x 3.02)

The main bedroom has a UPVC double-glazed bow window to the front elevation, carpeted flooring, a radiator, recessed spotlights, and fitted wall-to-wall sliding door wardrobes.

Bedroom Two

12'0" x 10'9" (3.66 x 3.30)

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

Shower Room

13'11" x 6'4" (4.26 x 1.95)

The wet room style shower suite has a concealed dual flush WC, a countertop wash basin with fitted storage underneath, a walk-in shower enclosure with a mains-fed shower, floor-to-ceiling tiles, a chrome heated towel rail, a wall-mounted mirror with lighting, recessed spotlights, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a double gated driveway providing off-road parking for multiple cars and a single garage.

Garage

22'6" x 10'0" (6.88 x 3.05)

The garage has an up and over door opening out onto the front driveway.

Rear

To the rear of the property is a private enclosed garden with a patio area, a lawn, a range of plants and shrubs, steps leading up to a further patio area, a water feature, external lighting, and a combination of both fence panelling and brick boundaries.

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 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.

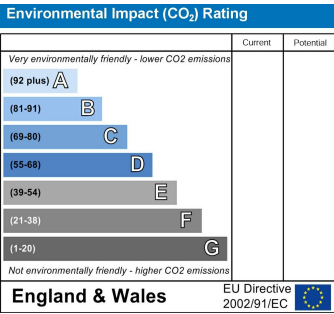
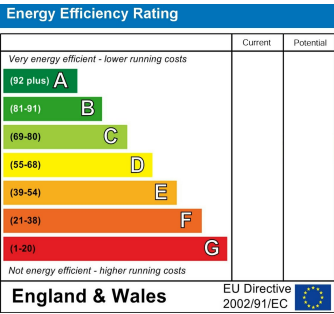
The vendor has advised the following:

Property Tenure is Freehold

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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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