

# HoldenCopley

PREPARE TO BE MOVED

Glebe Road, Carlton, Nottinghamshire NG4 3PY

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Guide Price £230,000 - £240,000



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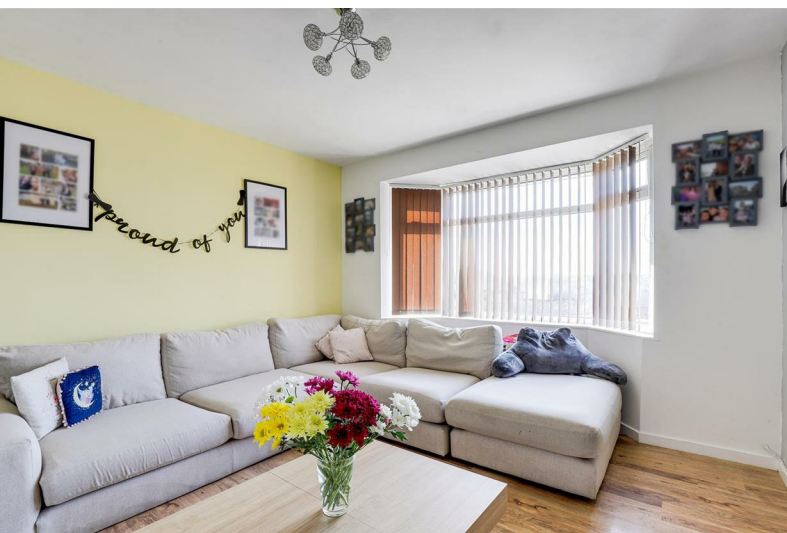


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### SEMI DETACHED HOUSE...

This three-bedroom semi-detached house offers an ideal home for a growing family, combining comfort, space, and a desirable location. Situated in a sought-after area, the property is well-presented throughout and occupies a generously sized plot, providing both indoor and outdoor space for everyday living and entertaining. Upon entering the home, you are welcomed by a bright entrance hallway that leads through to a spacious kitchen diner. This area features a range of fitted units that offer plenty of storage and workspace, with ample room to accommodate a family dining table—making it the heart of the home for meals and gatherings. The lounge is also generously proportioned with a bay window and enjoys a cosy atmosphere, enhanced by a feature fireplace that adds character and warmth to the space. Upstairs, the property boasts three well-proportioned bedrooms, each offering comfortable accommodation. These rooms are served by a stylish and contemporary four-piece bathroom suite, which includes a separate shower and bath, providing convenience and comfort for all the family. Externally, the property benefits from ample off-road parking and impressive gardens to both the front and rear. The outdoor space offers plenty of room for children to play, gardening, or relaxing in the warmer months, making this a truly appealing family home inside and out.

MUST BE VIEWED







- Semi Detached House
- Three Bedrooms
- Kitchen Diner
- Good Sized Lounge
- Four-Piece Bathroom
- Ample Parking
- Generous Sized Garden
- Good First Or Family Home
- Popular Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

11'3" x 6'2" (3.45m x 1.90m)

The entrance hall has tiled flooring, carpeted stairs, an in-built cupboard, a radiator, a fitted base cupboard, and a composite door providing access into the accommodation.

Living Room

12'5" x 12'0" (3.81m x 3.67m)

The living room has a UPVC double glazed bay window to the front elevation, a radiator, a TV point, a feature fireplace, and wood-effect flooring.

Dining Room

9'7" x 9'10" (2.92m x 3.00m)

The dining room has a UPVC double glazed window to the rear elevation, tiled flooring, an in-built cupboard, space for a dining table, a radiator, recessed spotlights, and open access into the kitchen.

Kitchen

8'3" x 12'8" (2.52m x 3.87m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and half with a drainer and mixer tap, an integrated oven, gas ring hob and extractor fan, space and plumbing for a washing machines, space for a fridge freezer, recessed spotlights, partially tiled walls, tiled flooring, two UPVC double glazed windows to the rear and side elevation, and a UPVC door opening to the rear garden.

FIRST FLOOR

Landing

3'10" x 6'3" (1.18m x 1.93m)

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

Master Bedroom

10'10" x 12'2" (3.32m x 3.73m)

The main bedroom has a UPVC double glazed window to the front elevation, a radiator, a range of fitted wardrobes and a dressing table, and carpeted flooring.

Bedroom Two

10'11" x 10'8" (3.33m x 3.27m)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, an in-built cupboard, and wood-effect flooring.

Bedroom Three

8'11" x 7'5" (2.74m x 2.28m)

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

Bathroom

8'5" x 7'5" (2.59m x 2.27m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a concealed dual flush W/C, a vanity-style wash basin, a panelled bath with central taps and a handheld shower fixture, a shower enclosure with a wall-mounted rainfall and handheld shower fixture, a chrome heated towel rail, a singular recessed spotlight, partially tiled walls, and tiled flooring.

OUTSIDE

Front

To the front of the property there is a driveway offering ample off-street parking and a tiered gravelled garden with various planted shrubs and bushes, and gated access to the rear garden.

Rear

To the rear of the property there is an enclosed garden with brick built out buildings, patio area, and a lawned, fence panelled and hedge boundary, and gated access.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

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:

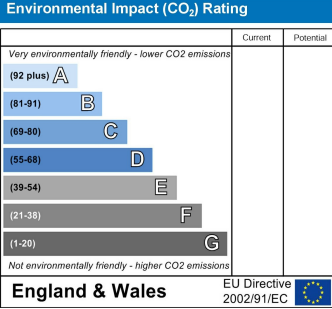
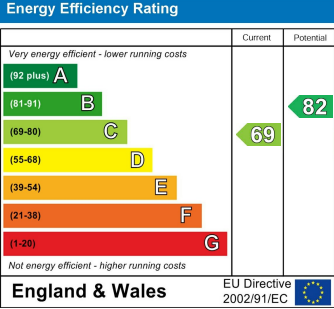
Property Tenure is Freehold

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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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.

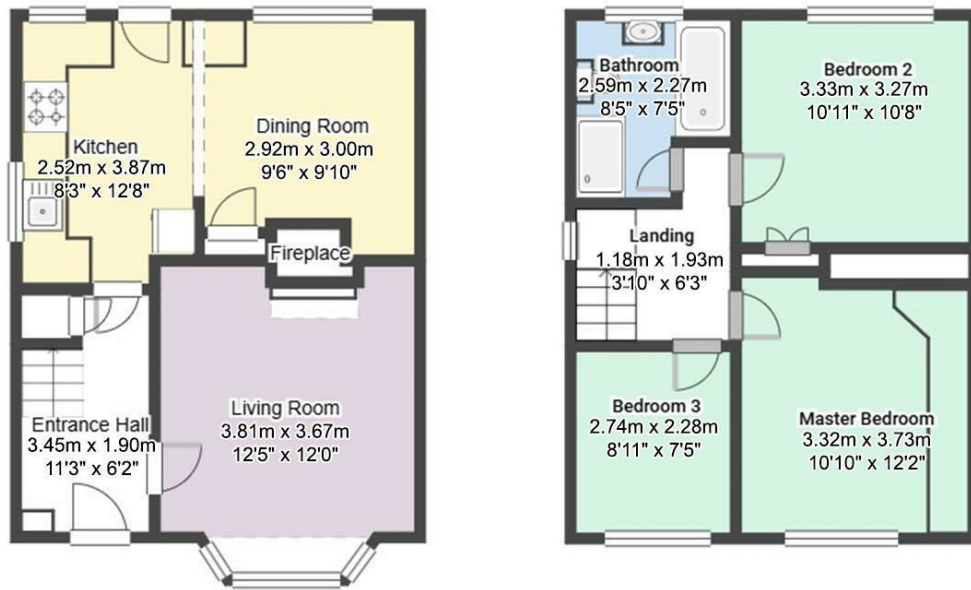
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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