

# HoldenCopley

PREPARE TO BE MOVED

Southcliffe Road, Carlton, Nottinghamshire NG4 IES

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Guide Price £280,000 - £300,000



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## BEAUTIFUL DETACHED HOME...

This well-presented three-bedroom detached house would make the perfect home for any growing family, offering spacious accommodation and a warm, homely feel throughout. Situated in a popular residential location, this property is within close proximity to a range of local amenities, shops, and excellent transport links into Nottingham City Centre, as well as being within catchment for well-regarded schools. To the ground floor, the property comprises an inviting entrance hall, a cosy open-plan living area that's ideal for both relaxing and entertaining, and a spacious fitted kitchen benefiting from ample storage and an in-built pantry. Upstairs, the first floor hosts two double bedrooms, a comfortable single bedroom, and is serviced by a four-piece bathroom suite. Outside, to the front of the property is a driveway providing off-street parking and access to a detached garage, while to the rear is a private enclosed garden with a patio seating area and a well-maintained lawn, perfect for enjoying the warmer months.

## MUST BE VIEWED







- Detached House
- Three Bedrooms
- Open Plan Living/Dining Room
- Four-Piece Bathroom Suite
- Spacious Fitted Kitchen
- Driveway
- Detached Garage
- Enclosed Rear Garden
- Popular Location
- Excellent Transport Links











GROUND FLOOR

Entrance Hall

6'5" x 7'5" (1.97m x 2.27m)

The entrance hall has wood-effect laminate flooring, carpeted stairs, coving to the ceiling, a radiator, a wall-mounted thermostat, a built-in cupboard, UPVC double-glazed obscure windows to the front elevation, and a UPVC door providing access into the accommodation.

Dining Room

9'4" x 11'5" (2.84m x 3.48m)

The dining room has wood-effect laminate flooring, coving to the ceiling, a radiator, a UPVC double-glazed bay window to the front elevation, and open access to the living room.

Living Room

10'4" x 10'7" (3.15m x 3.24m)

The living room has wood-effect laminate flooring, coving to the ceiling, a radiator, a TV point, two UPVC double-glazed windows to the rear elevation, and a single UPVC door opening out onto the rear garden.

Kitchen

12'4" x 11'6" (3.76m x 3.53m)

The kitchen has a range of fitted base and wall units with worktops, a tiled splashback, a stainless steel sink with a swan-neck mixer tap and drainer, a Rangemaster cooker and extractor fan, space and plumbing for a dishwasher, space for a fridge freezer, a wall-mounted Worcester Bosch boiler, a built-in pantry, wood-effect laminate flooring, a UPVC double-glazed window to the rear elevation, and a UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

4'4" x 6'10" (1.32m x 2.08m)

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

Master Bedroom

9'1" x 14'7" (2.79m x 4.47m)

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

Bedroom Two

11'6" x 10'5" (3.52m x 3.19m)

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

Bedroom Three

6'5" x 10'7" (1.98m x 3.24m)

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

Bathroom

8'9" x 7'5" (2.69m x 2.27m)

The bathroom has a low-level dual-flush W/C, a vanity storage unit with a wash basin, a panelled bath, a walk-in enclosure with a wall-mounted electric shower and handheld shower head, a heated towel rail, laminate flooring, tiled walls, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway for off-street parking, access to the detached garage, various plants and shrubs, and gated access to the rear garden.

Rear

To the rear of the property is an enclosed garden featuring a patio seating area, a well-maintained lawn separated by a paved pathway, various shrubs and hedges, external lighting, and a mixture of fence-panel, brick wall, and hedge 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 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.

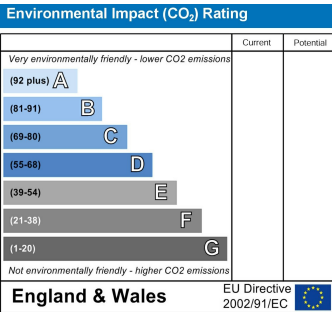
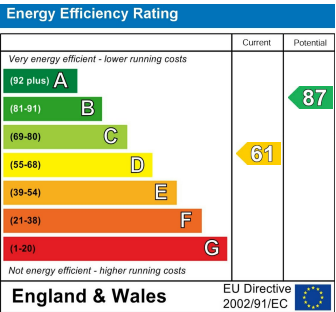
The vendor has advised the following:

Property Tenure is Freehold

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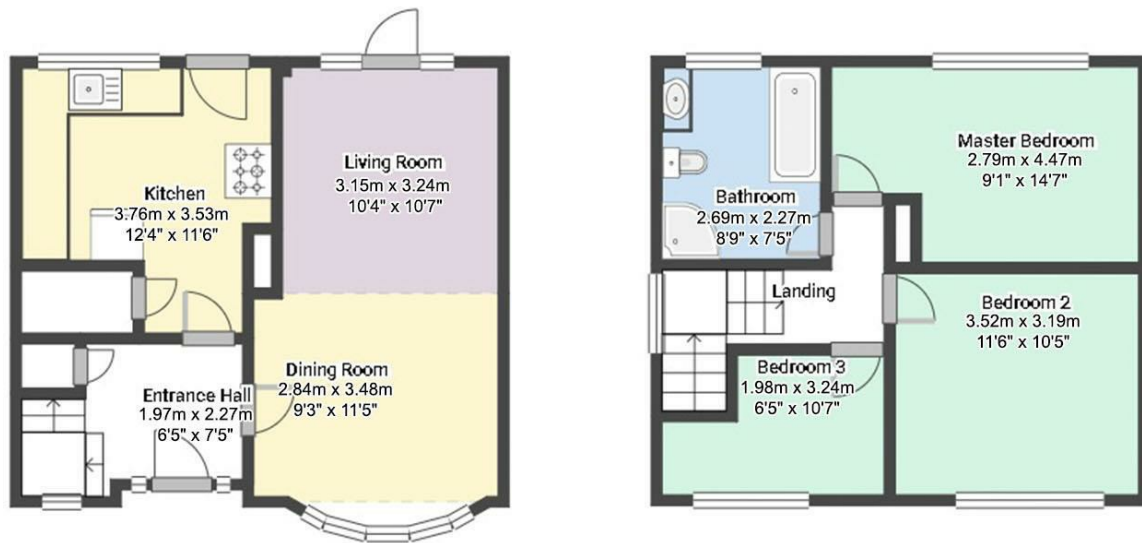
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## FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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