

# HoldenCopley

PREPARE TO BE MOVED

Hillcrest View, Carlton, Nottinghamshire NG4 ILQ

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Guide Price £285,000



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GUIDE PRICE: £285,000 - £315,000

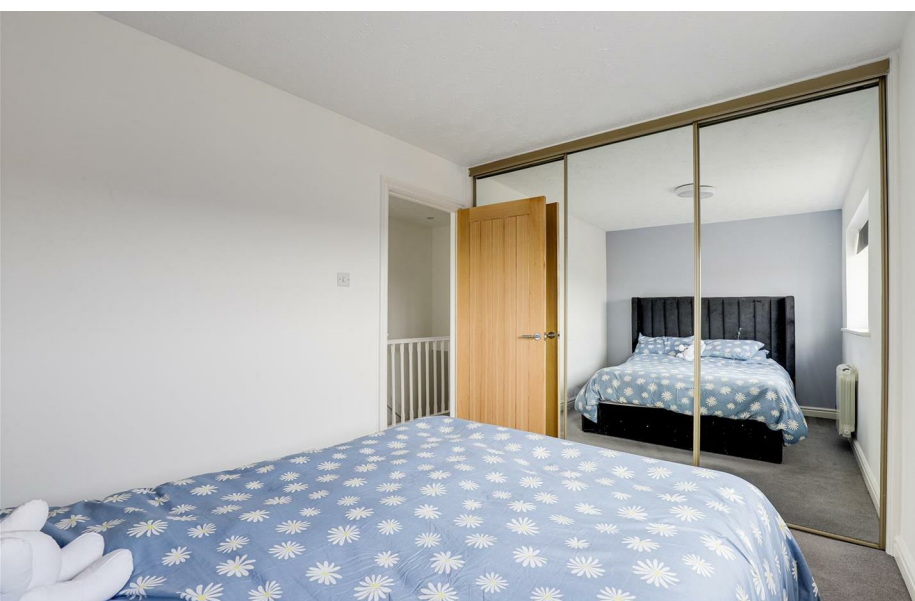
## DETACHED FAMILY HOME...

Situated in the popular family-orientated location of Carlton, this modern three bedroom detached home is a ideal for any growing family. Located with close access to local amenities such as shops, Carlton High Street, great school catchments, a train station, and easy access into Nottingham City Centre. Internally, the ground floor of the home comprises an entrance porch leading directly into the spacious living room, a modern fitted kitchen with sliding patio doors to the rear garden and sleek cabinets, a handy W/C, and a hall leading upstairs. The first floor is home to a master bedroom with flush fitted wardrobes with mirrored sliding doors, a second double-bedroom, a third single bedroom, and a modern three piece bathroom suite. Externally, the front of the property offers a driveway for off-street parking, a garage, and unique brick steps up to the entrance. To the rear is a private enclosed garden with a lawn and a paved patio seating area - perfect for relaxing and entertaining.

MUST BE VIEWED







- Detached Family Home
- Three Well-Proportioned Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen
- Three Piece Bathroom Suite
- Private Enclosed Garden
- Off-Street Parking & Garage
- Neutral Decor Throughout
- Close To Local Amenities
- Must Be Viewed











GROUND FLOOR

Entrance Porch

5\*5" x 3\*8" (1.66m x 1.13m)

The entrance porch has carpeted flooring, a fitted base unit, a UPVC double-glazed obscure window to the front elevation, and a single composite door providing access into the accommodation.

Living Room

11\*8" x 17\*5" (3.57m x 5.33m)

The living room has carpeted flooring, two wall-mounted electric heaters, coving to the ceiling, and two UPVC double-glazed windows to the front and side elevations.

Kitchen

10\*0" x 14\*11" (3.05m x 4.56m)

The kitchen has a range of fitted base units with worktops, a stainless steel sink and a half with a mixer tap and drainer, an integrated oven and induction hob, a washing machine, a fridge freezer, wood-effect flooring, a wall-mounted electric heater, recessed spotlights, two UPVC double-glazed windows to the front and side elevation, and sliding patio doors leading out to the rear garden.

Hall

4\*3" x 3\*5" (1.32m x 1.05m)

The hall has carpeted flooring, carpeted stairs and a wall-mounted electric heater.

W/C

4\*3" x 4\*5" (1.31m x 1.35m)

This space has a low level flush W/C, a wall-mounted washbasin with a mixer tap, an electric heated towel rail, wood-effect flooring, and a UPVC double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

6\*1" x 11\*9" (1.87m x 3.59m)

The landing has carpeted flooring, an in-built storage cupboard, a wall-mounted electric heater, a UPVC double-glazed window to the rear elevation, recessed spotlights, access to the loft, and provides access to the first floor elevation.

Master Bedroom

13\*0" x 8\*6" (3.97m x 2.61m)

The main bedroom has carpeted flooring, a wall-mounted electric heater, a flush fitted wall of mirrored sliding door wardrobes, and a UPVC double-glazed window to the front elevation.

Bedroom Two

7\*2" x 14\*6" (2.20m x 4.43m)

The second bedroom has carpeted flooring, a wall-mounted electric heater, a mirrored wardrobe, recessed spotlights, and a UPVC double-glazed window to the front elevation.

Bedroom Three

7\*5" x 8\*0" (2.27m x 2.46m)

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

Bathroom

6\*11" x 6\*0" (2.13m x 1.85m)

The bathroom has a low level flush W/C, a wall-mounted washbasin with a mixer tap, a walk-in shower enclosure with an electric wall-mounted shower fixture, wood-effect flooring, partially tiled walls, a chrome heated towel rail, recessed spotlights, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To he front of the property is a driveway, a garage, brick steps, graveled areas, a bush, and gated access to the rear.

Rear

To the rear of the property is a private enclosed garden with a raised paved patio seating area, a lawn, a gravelled area, and fence panelled boundaries.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Electric Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed)
- 220 Mbps (Highest available upload speed)
- Phone Signal – Some 5G and all 4G
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Very low risk of flooding
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band D

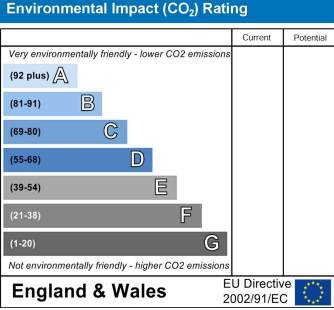
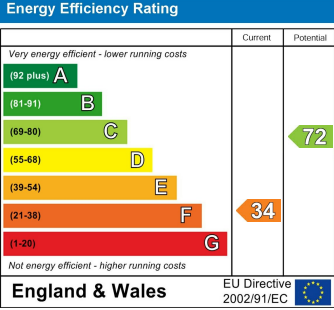
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
The property tenure is Freehold.

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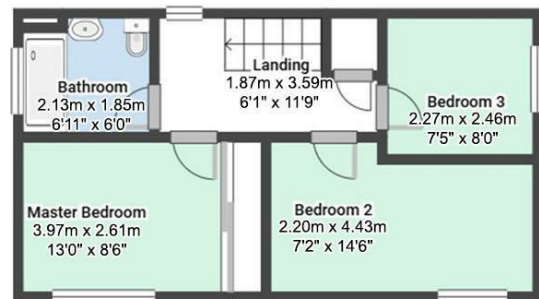
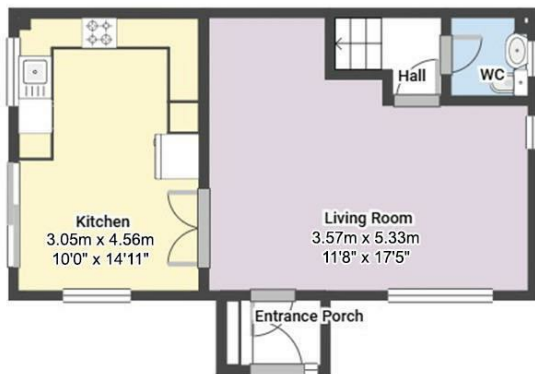
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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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