

HoldenCopley

PREPARE TO BE MOVED

Bowland Close, Carlton, Nottinghamshire NG3 7BA

Guide Price £240,000

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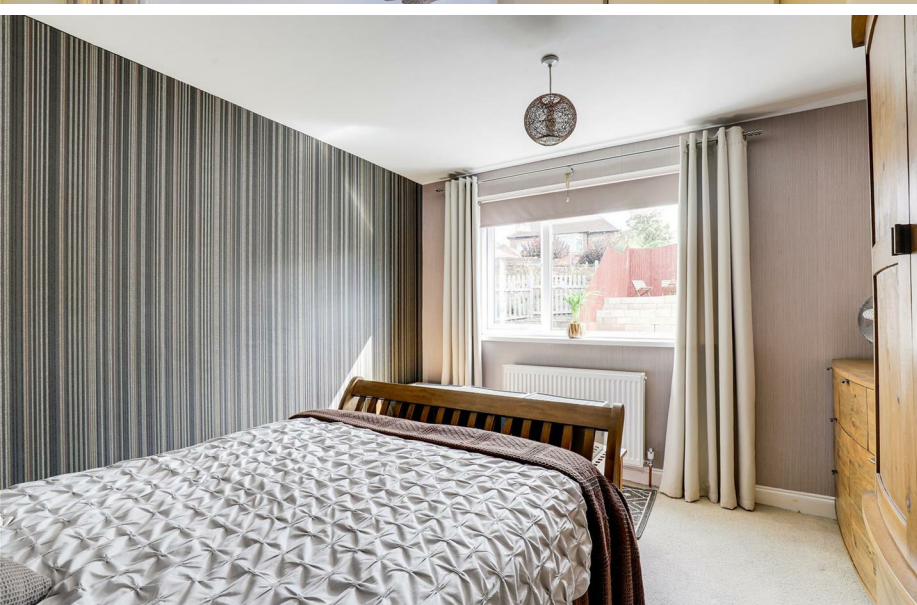
GUIDE PRICE £240,000 - £260,000

IDEAL HOME FOR VARIETY OF BUYERS...

This well-presented three-bedroom detached house is a fantastic opportunity for a variety of buyers, whether you're a growing family, downsizing, or simply looking for a modern home in a convenient location. Positioned close to a wide range of local amenities including shops, schools, and excellent transport links. To the ground floor, the property features a modern kitchen with ample workspace and room for a dining table, ideal for everyday meals and family gatherings. Just off the kitchen is a spacious living room with double French doors that open out to the rear garden, creating a bright and inviting space for relaxing or entertaining. Upstairs, you'll find two double bedrooms and a well-proportioned single bedroom. The main bedroom benefits from its own en-suite, while the additional rooms are served by a stylish family bathroom. Outside, the front of the property offers a driveway providing off-road parking and access to the integral garage. To the rear is a low-maintenance, tiered garden with multiple patio seating areas, perfect for enjoying the outdoors with minimal upkeep.

MUST BE VIEWED!





- Detached House
- Three Bedrooms
- Spacious Reception Room
- Modern Kitchen
- Private En-Suite & Family Bathroom
- Driveway & Garage
- Low-Maintenance Garden
- Well-Presented Throughout
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Kitchen

17'4" x 8'7" (5.28m x 2.62m)

The kitchen has a range of fitted base units with Iroko wood worktops, a stainless steel sink and a half with a drainer, an integrated a fitted five ring gas hob and extractor fan, a fridge, freezer, washing machine and dishwasher. also Wooden shiplap ceiling with recessed spotlights, partially tiled walls, a radiator, laminate wood-effect flooring, carpeted flooring, a UPVC double-glazed window to the front elevation and a single UPVC door providing access into the accommodation.

Living Room

11'9" x 16'9" (3.58m x 5.11m)

The living room has carpeted flooring, a radiator, a fireplace with a slate tiled surround, recessed spotlights, a fully slate tiled wall, two UPVC double-glazed windows to the rear elevation and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

5'10" x 8'0" (1.79m x 2.46m)

The landing has laminate wood-effect, recessed spotlights, an in-built cupboard, a UPVC double-glazed obscure window to the side elevation, access to the first floor accommodation and access to the loft.

Master Bedroom

9'1" x 12'5" (2.77m x 3.78m)

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

En-Suite

2'7" x 7'2" (0.79m x 2.18m)

The en-suite has a vanity storage unit with a wash basin, a shower enclosure with a shower fixture, tiled flooring, wood-effect flooring and extractor fan.

Bedroom Two

10'9" x 12'0" (3.28m x 3.66m)

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

Bedroom Three

7'6" x 9'9" (2.29m x 2.97m)

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

Bathroom

9'3" x 5'9" (2.82m x 1.75m)

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

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking, access to the garage, gated access to the rear garden and gravelled garden.

Rear

To the rear of the property is an low-maintenance tiered garden with a block-paved patio, steps leading up to a separate patio and fence panelling boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 100Mbps

Phone Signal – Good coverage of Voice, 4G & some of 5G

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 - Nottingham City Council - Band C

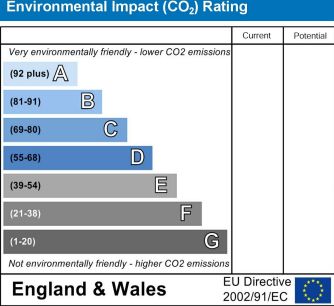
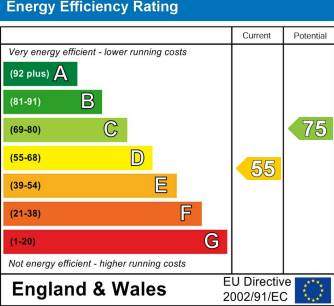
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

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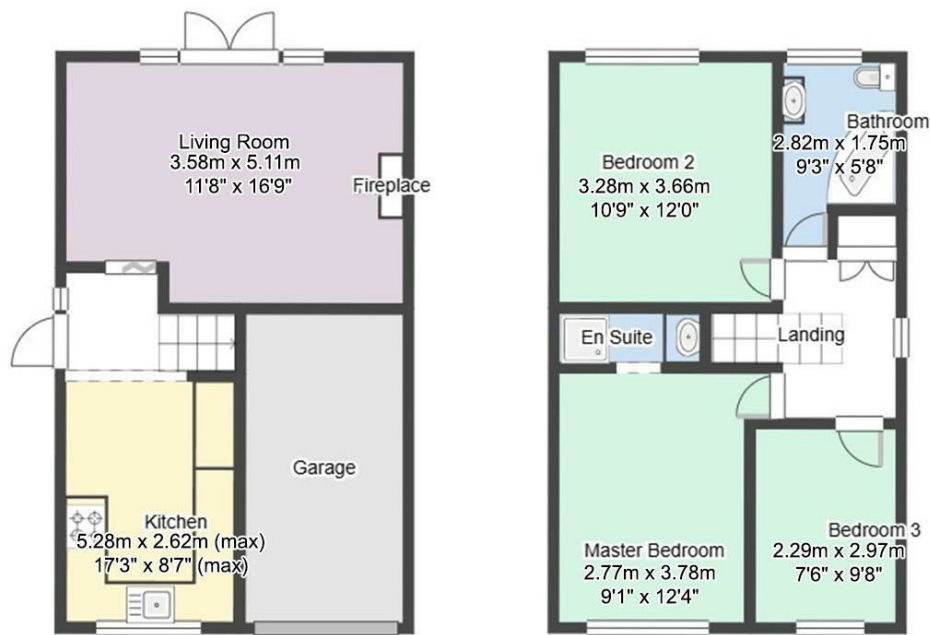
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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