

HoldenCopley

PREPARE TO BE MOVED

Westdale Lane, Carlton, Nottinghamshire NG4 4FL

Guide Price £300,000

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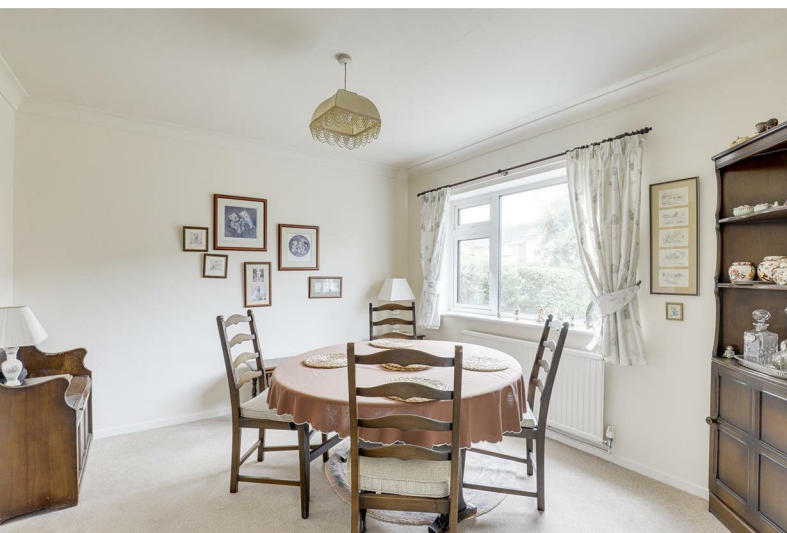


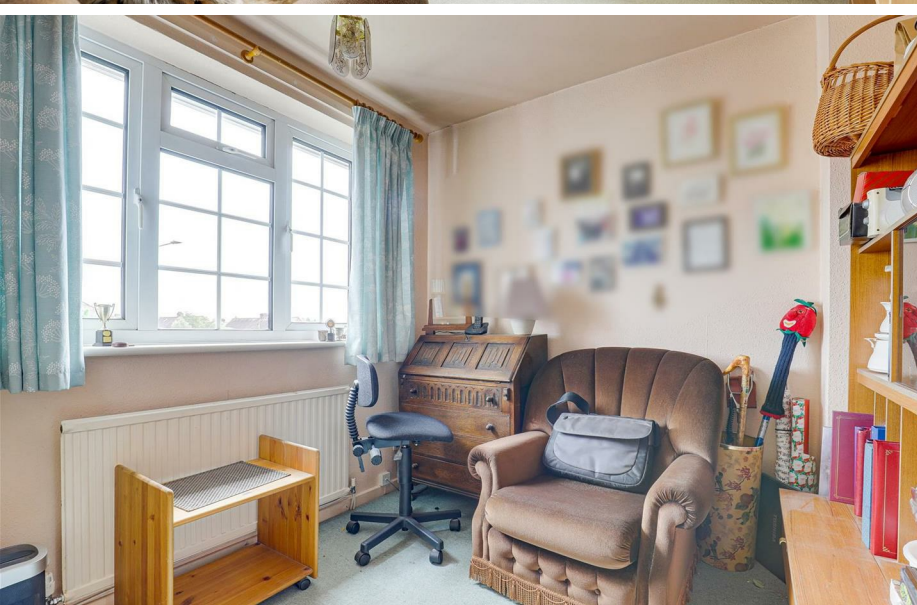
GUIDE PRICE £300,000 - £325,000

IDEAL FAMILY HOME WITH FANTASTIC POTENTIAL & NO CHAIN...

This detached four-bedroom house is offered to the market with no upward chain and presents an exciting opportunity for anyone looking to create a beautiful and spacious family home. The property requires modernisation, but with its generous room sizes, functional layout, and solid structure, it has all the makings of a truly stunning home tailored to your own taste and style. The ground floor offers excellent living space and comprises an inviting entrance hall, a large living room, a separate dining room, a fitted kitchen, and a handy ground floor W/C—all ready for a transformation to suit modern family life. Upstairs, the first floor hosts two well-proportioned double bedrooms and two comfortable single bedrooms, all serviced by a three-piece family bathroom suite. Set back from the road, the exterior also offers fantastic potential. The front of the property features steps leading to the entrance, a mature garden with established trees and shrubs, access to a garage, and a gated side path leading to a private south-facing rear garden with a patio seating area and a well-maintained lawn—an ideal space for relaxing or entertaining once updated. Located in a popular residential area, the property is within close proximity to a variety of local amenities, excellent transport links into Nottingham City Centre, and highly regarded schools, making it a superb choice for growing families looking to create their forever home.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Ground Floor W/C
- Garage & Off-Street Parking
- Private South-Facing Rear Garden
- No Upward Chain
- Popular Location





GROUND FLOOR

Entrance Hall

17'2" x 2'11" (5.24m x 0.91m)

The entrance hall has carpeted flooring, a radiator, a UPVC double-glazed window to the side elevation, a UPVC double-glazed obscure window to the front elevation, and a UPVC door providing access into the accommodation.

W/C

This space has a low level flush W/C, a pedestal wash basin with a tiled splashback, a radiator, and a UPVC double-glazed obscure window to the front elevation.

Living Room

14'3" x 10'7" (4.36m x 3.25m)

The living room has carpeted flooring, coving to the ceiling, a fireplace with an hearth and decorative surround, a radiator, an obscure internal window, and a UPVC double-glazed window to the front elevation.

Dining Room

10'10" x 10'8" (3.32m x 3.26m)

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

Kitchen

10'8" x 8'11" (3.27m x 2.72m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and drainer, space for a free-standing cooker, space and plumbing for a washing machine, space for an under-counter fridge and freezer, a tiled splashback, a UPVC double-glazed window to the rear elevation, and a UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

11'5" x 9'0" (3.48m x 2.75m)

The landing has carpeted flooring, access to the loft, an in-built cupboard, and provides access to the first floor accommodation.

Master Bedroom

14'2" x 11'3" (4.32m x 3.44m)

The main bedroom has carpeted flooring, a radiator, an in-built cupboard, and a UPVC double-glazed window to the front elevation.

Bedroom Two

10'10" x 10'7" (3.31m x 3.24m)

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

Bedroom Three

9'10" x 9'2" (3.01m x 2.81m)

The third bedroom has carpeted flooring, a wall-mounted boiler, a radiator, and a UPVC double-glazed window to the rear elevation.

Bedroom Four

8'2" x 8'7" (2.49m x 2.63m)

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

Bathroom

6'9" x 5'4" (2.06m x 1.65m)

The bathroom has low level dual flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture and handheld shower head, a chrome heated towel rail, floor-to-ceiling tiling, and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

Set back from the road, the front of the property features steps leading to the entrance, a mature garden with established trees and shrubs, access to the garage, and a gated side path to the rear garden.

Rear

To the rear of the property lies a private, south-facing garden, complete with a patio seating area, a well-kept natural lawn, a variety of plants and shrubs, and gated access to the garage and parking space.

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 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.

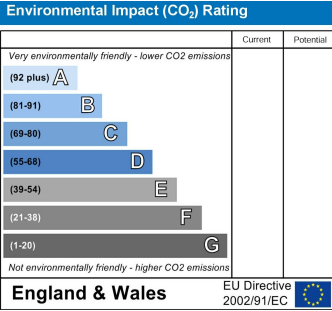
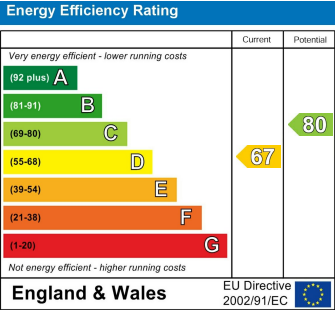
The vendor has advised the following:

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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