

HoldenCopley

PREPARE TO BE MOVED

Foxhill Road, Carlton, Nottinghamshire NG4 IPX

Guide Price £280,000

Foxhill Road, Carlton, Nottinghamshire NG4 1PX



GUIDE PRICE: £280,000 - £300,000

ROOM FOR THE WHOLE FAMILY...

This well-presented three-bedroom semi-detached property offers spacious and versatile accommodation throughout, making it the perfect purchase for a variety of buyers – whether you're looking for your forever family home, stepping onto the property ladder, or seeking something with plenty of room to grow. Boasting a warm and welcoming atmosphere, this property is ready for you to simply move straight in. Upon entering, you're greeted by a bright and inviting hallway that sets the tone for the rest of the home. To the front is a cosy sitting room ideal for relaxing evenings, while the heart of the home lies in the generous open-plan living and dining area – perfect for entertaining guests or enjoying family meals. The fitted kitchen offers ample storage and preparation space, and the ground floor is further enhanced by a light-filled conservatory with double French doors that open out to the rear garden, seamlessly blending indoor and outdoor living. The first floor offers three well-proportioned double bedrooms, two of which benefit from built-in wardrobes, all serviced by a stylish and contemporary four-piece bathroom suite – ideal for busy mornings or a relaxing soak in the tub. Outside, the property benefits from a large driveway to the front providing off-street parking for multiple vehicles. To the rear, you'll find an enclosed garden featuring a well-maintained lawn and a patio seating area – the perfect spot for summer BBQs or unwinding with a coffee in the sun. Located in a popular and well-established residential area, this home enjoys easy access to a range of local shops, well-regarded schools, and amenities, while offering fantastic transport links into Nottingham City Centre and beyond.

MUST BE VIEWED





- Semi-Detached House
- Three Double Bedrooms
- Open Plan Living/Diner
- Sitting Room & Conservatory
- Fitted Kitchen
- Four-Piece Bathroom Suite
- South-Facing Rear Garden
- Good-Sized Driveway
- Popular Location
- Excellent Transport Links





GROUND FLOOR

Entrance Hall

5*10" x 16*5" (1.80m x 5.01m)

The entrance hall has laminate flooring, carpeted stairs, a radiator, a UPVC double-glazed window to the front elevation, and a single composite door providing access to the accommodation.

Sitting Room

15*8" x 7*11" (4.80m x 2.42m)

The sitting room features carpeted flooring, a radiator, and a UPVC double-glazed window to the front elevation.

Living Room

14*9" x 12*0" (4.50m x 3.67m)

The living room has laminate flooring, coving to the ceiling, a feature fireplace set in a hearth and a decorative surround, a radiator, recessed spotlights, and sliding patio doors opening into the conservatory.

Dining Room

7*3" x 9*0" (2.23m x 2.76m)

The dining room features laminate flooring, coving to the ceiling, a radiator, recessed spotlights, and a UPVC double-glazed window to the rear elevation.

Kitchen

12*0" x 6*10" (3.68m x 2.09m)

The kitchen has a range of fitted base and wall units with worktops, a composite undermount sink with a swan-neck mixer tap, an integrated oven with a gas hob and extractor fan, a tiled splashback, an integrated fridge freezer, an integrated dishwasher, tiled flooring, and a UPVC double-glazed window to the front elevation.

Conservatory

8*5" x 11*3" (2.57m x 3.45m)

The conservatory features a polycarbonate roof, laminate flooring, double-glazed windows to the side and rear elevations, and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

2*8" x 5*10" (0.83m x 1.80m)

The landing has carpeted flooring, a UPVC double-glazed window to the front elevation, and provides access to the first-floor accommodation.

Master Bedroom

9*1" x 13*3" (2.77m x 4.04m)

The main bedroom has carpeted flooring, a radiator, access to the loft, fitted wardrobes with sliding doors and overhead cupboards, and a UPVC double-glazed window to the rear elevation.

Bedroom Two

8*7" x 12*1" (2.62m x 3.70m)

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

Bedroom Three

9*0" x 9*11" (2.75m x 3.04m)

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

Bathroom

6*9" x 12*1" (2.08m x 3.70m)

The bathroom has a low-level dual flush W/C, a vanity storage unit with a wash basin, a panelled bath, a walk-in shower enclosure with a mains-fed rainfall shower and handheld showerhead, an extractor fan, partially tiled walls, a heated towel rail, an in-built cupboard, vinyl flooring, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a good-sized driveway for multiple-car off-street parking, a well-maintained natural lawn, a mature tree and various 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 natural lawn, planter borders with various plants, a garden shed, and a mixture of fence-panelled 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

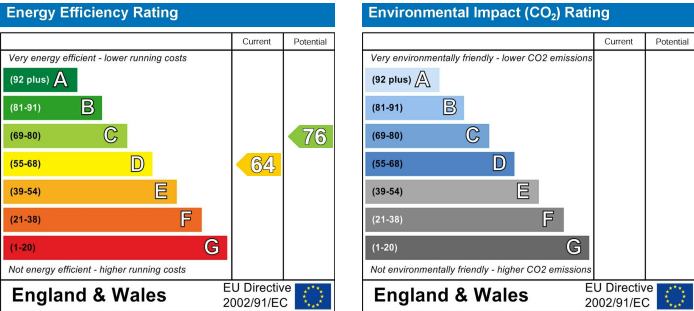
DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band 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
Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

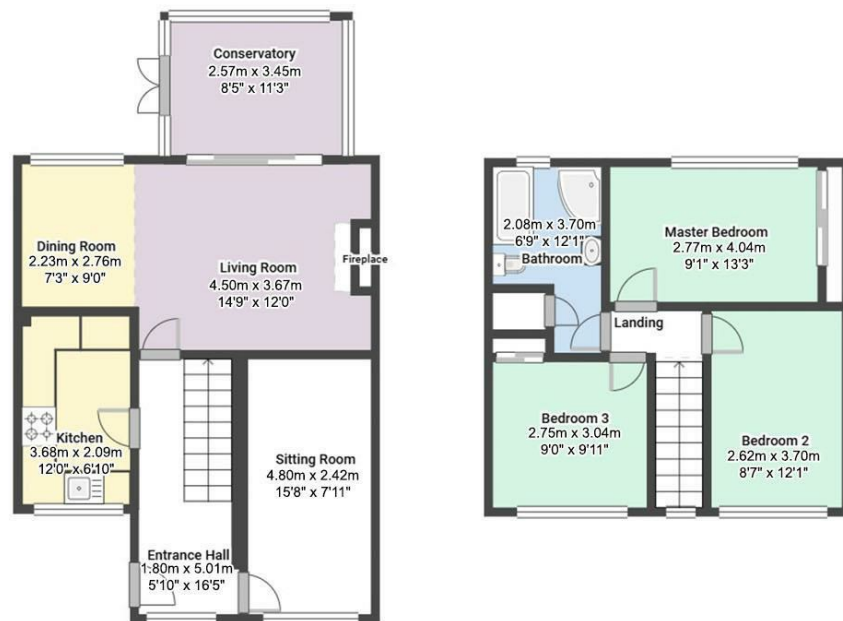
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



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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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