

HoldenCopley

PREPARE TO BE MOVED

Violet Road, Carlton, Nottinghamshire NG4 3PP

£310,000

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LOCATION, LOCATION, LOCATION...

This well-presented detached home is a real credit to its current owners, who have transformed it into a stunning family residence, ready for you to move straight in. Ideally located with excellent access to local shops, schools, and transport links, this property offers both convenience and style. Inside, the property features a spacious entrance hall with access to a ground floor W/C, a living room with a bay front window, and a recessed chimney breast alcove housing a log burner. The living room flows seamlessly into the fitted kitchen/dining area, which comes complete with a range of integrated appliances and sliding patio doors opening onto the rear garden. Upstairs, there are three well-proportioned bedrooms and a modern three-piece bathroom suite. Externally, the home offers a storm porch, provision for an electric vehicle charging point, an outside electrical socket, and a block-paved driveway providing off-road parking for several vehicles with gated access to the rear garden. The south-facing tiered rear garden features an outside tap, additional electrical sockets, two sheds, a patio seating area, a gravelled section, a lawn, a rockery, planted borders, and secure fence-panelled boundaries.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Spacious Living Room
- Fitted Kitchen Diner
- Three-Piece Bathroom Suite & Ground Floor W/C
- Driveway For A Number Of Vehicles
- Enclosed Rear Garden
- Popular Location
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Entrance Hall

14'6" x 6'5" (max) (4.44m x 1.97m (max))

The entrance hall has laminate flooring, carpeted stairs, a radiator, an under-stairs cupboard, recessed spotlights, and a UPVC door providing access into the accommodation.

W/C

3'10" x 2'3" (1.18m x 0.71m)

This space has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a wall-mounted wash basin, a chrome heated towel rail, a singular spotlight, and laminate flooring.

Living Room

17'5" x 11'5" (max) (5.33m x 3.49m (max))

The living room has a UPVC double glazed bat window to the front elevation, a recessed chimney breast alcove housing a log burner and tiled hearth, a TV point, recessed spotlights, and carpeted flooring.

Kitchen/Diner

18'4" x 8'0" (max) (5.61m x 2.44m (max))

The kitchen diner has a range of fitted base and wall units with worktops, a composite sink and half with a mixer boiling tap and drainer, an integrated oven, an integrated combi microwave, an Induction hob and extractor fan, an integrated fridge freezer, an integrated dishwasher, kit board lighting, recessed spotlighting, space for a dining table, a vertical radiator, tiled splashback, laminate flooring, a UPVC double glazed window to the side elevation, and sliding patio doors opening to the rear garden.

FIRST FLOOR

Landing

9'0" x 6'5" (max) (2.75m x 1.98m (max))

The landing has a UPVC double glazed obscure window to side elevation, carpeted flooring, recessed spotlights, access to the part boarded loft with lighting via a pull-down ladder, and access to the first floor accommodation.

Bedroom One

14'2" x 11'5" (max) (4.32m x 3.50m (max))

The first bedroom has a UPVC double glazed bay window to the front elevation, a radiator, recessed spotlights, and carpeted flooring.

Bedroom Two

12'0" x 11'6" (max) (3.66m x 3.53m (max))

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

Bedroom Three

8'0" x 7'10" (2.44m x 2.40m)

The third bedroom has a UPVC double glazed window to the rear elevation, a radiator, recessed spotlights, and carpeted flooring.

Bathroom

6'7" x 6'4" (2.02m x 1.95m)

The bathroom has a UPVC double glazed obscure window to the front elevation, a concealed dual flush W/C, a vanity-style wash basin, a panelled bath with a handheld shower fixture, central mixer taps and a shower screen, a chrome heated towel rail, recessed spotlights, floor-to-ceiling tiling, and tiled flooring.

OUTSIDE

Front

To the front of the property is a storm porch, writing for an electrical vehicle charging point, an outside electrical socket, a block paved driveway for a number of vehicles and gated access to the rear garden.

Rear

To the rear of the property is a south-facing tiered rear garden, with an outside tap, outside electrical sockets, two sheds, a patio seating area, a gravelled area, a lawn, a rockery, a planted border, and a fence panelled boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

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 - 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.

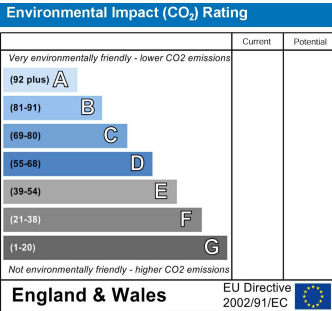
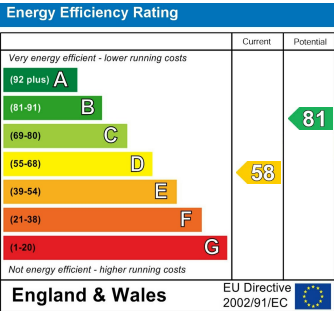
The vendor has advised the following:

Property Tenure is Freehold

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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 license 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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