

HoldenCopley

PREPARE TO BE MOVED

Palmer Crescent, Carlton, Nottinghamshire NG4 1ER

Offers Over £280,000

Palmer Crescent, Carlton, Nottinghamshire NG4 1ER

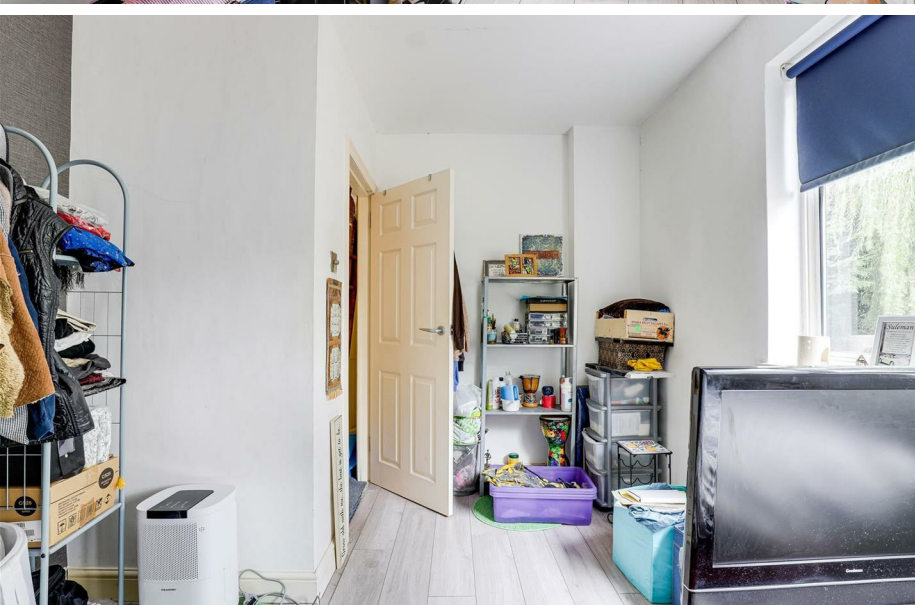
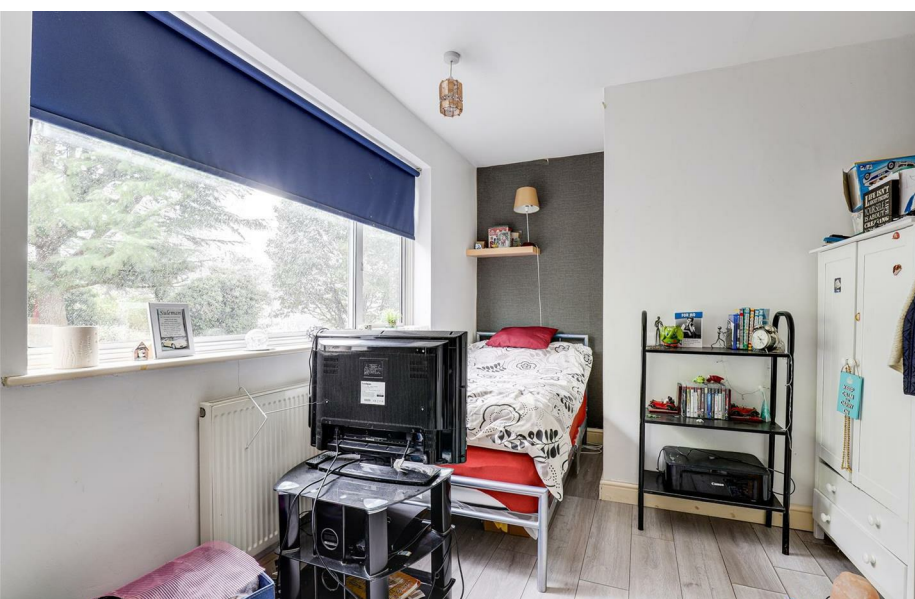


SPACIOUS HOME ON A QUIET CUL-DE-SAC...

This three-bedroom detached house makes an ideal spacious family home, set within a quiet cul-de-sac in a popular location. The property benefits from excellent commuting links, great schools, local amenities, and easy access to the City Centre. On the ground floor, the entrance hall leads into a generous living room, which flows through to both the dining room and the conservatory, creating versatile family living space. There is also a fitted kitchen, perfect for everyday cooking, and a ground floor W/C for added convenience. Upstairs, the property offers two double bedrooms and a comfortable single bedroom. The main bedroom benefits from an en-suite, while the family bathroom serves the remaining bedrooms. Outside, the front of the home features a driveway providing off-road parking, access to the garage, and a lawned garden area. To the rear, a generous garden offers two large patio seating areas and sections of lawns complemented by mature plants, shrubs, and trees, making it a wonderful space for family life and entertaining.

MUST BE VIEWED!





- Detached House
- Three Bedrooms
- Two Spacious Reception Rooms
- Fitted Kitchen
- Conservatory
- Ground Floor W/C
- En-Suite & Family Bathroom
- Driveway & Garage
- Generous-Sized Rear Garden
- Popular Location





GROUND FLOOR

Entrance Hall

6'3" x 7'4" (1.93m x 2.26m)

The entrance hall has tiled flooring, carpeted stairs, a column radiator, UPVC double-glazed windows to the front elevation and a single UPVC door providing access into the accommodation.

Living Room

21'7" x 11'6" (6.59m x 3.51m)

The living room has laminate wood-effect flooring, a radiator, a feature fireplace, sliding patio doors providing access to the dining room, double French doors opening out to the conservatory and a UPVC double-glazed bay window to the front elevation.

Conservatory

10'6" x 11'1" (3.20m x 3.38m)

The conservatory has tiled flooring, a polycarbonate roof, UPVC double-glazed windows surround and double French doors opening out to the rear garden.

Kitchen

11'6" x 8'10" (3.51m x 2.70m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, two stainless steel sinks with a drainer and a mixer tap, an integrated oven, gas ring hob & extractor fan, recessed spotlights, a column radiator, tiled flooring and two UPVC double-glazed windows to the side elevation.

Dining Room

14'8" x 7'3" (4.49m x 2.23m)

The dining room has laminate wood-effect flooring, a vertical radiator, UPVC double-glazed windows to the rear elevation and a single UPVC door providing access to the rear garden.

WC

4'2" x 2'10" (1.29m x 0.88m)

This space has a concealed low level dual flush W/C, a wash basin, recessed spotlights and tiled flooring.

FIRST FLOOR

Landing

7'0" x 4'7" (2.15m x 1.40m)

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

Master Bedroom

11'3" x 10'3" (3.44m x 3.13m)

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

Bedroom Two

9'1" x 14'7" (2.79m x 4.45m)

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

Bedroom Three

6'0" x 10'3" (1.84m x 3.14m)

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

Bathroom

7'4" x 8'9" (2.25m x 2.69m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath, a shower enclosure with a shower fixture, two radiators, tiled walls and flooring, recessed spotlights, an extractor fan and two UPVC double-glazed obscure windows to the side and rear elevations.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking, access to the garage, access to the rear, a lawn and a fence panelling boundaries.

Rear

To the rear is an enclosed generous-sized garden with two large paved patio areas, a lawn, mature plants, shrubs and trees, hedge borders and fence panelling boundaries.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Virgin Media, Openreach
- Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps
- Phone Signal – Good coverage of Voice, 4G & 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

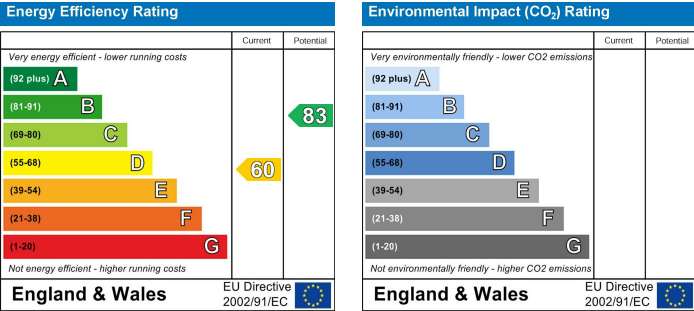
Council Tax Band Rating - Gedling Borough Council - Band C
This information was obtained through the directgov website, HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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 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.

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.



Palmer Crescent, Carlton, Nottinghamshire NG4 1ER

HoldenCopley
PREPARE TO BE MOVED



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.
© HoldenCopley

0115 7734300

906A Woodborough Road, Mapperley, Nottingham, NG3 5QR

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk

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.