

HoldenCopley

PREPARE TO BE MOVED

Carlton Hill, Carlton, Nottinghamshire NG4 IGL

Guide Price £250,000

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GUIDE PRICE... £250,000- £270,000.

SPACIOUS FAMILY HOME

This beautifully presented four-bedroom semi-detached home is perfect for growing families and professionals. Offering a spacious and bright interior, the property features an open-plan living and dining area, a modern kitchen, a convenient utility/WC, and four well-sized bedrooms, including a top-floor double with an en-suite. The generous enclosed garden provides ideal outdoor space for children and entertaining, while on-street parking is available at the front. Located close to Nottingham City Centre, local amenities, schools, and excellent transport links, this home combines style, space, and convenience, making it a must-view for those seeking the perfect family or professional home.

NO CHAIN





- Semi-Detached House
- Four Bedrooms
- Two Reception Rooms
- Modern Kitchen
- Ground Floor W/C / Utility Room
- Bathroom & En-Suite
- On-Street Parking
- Enclosed Rear Garden
- Popular Location
- NO CHAIN





GROUND FLOOR

Hallway

The hallway has wooden flooring, carpeted stairs, a radiator, and a single UPVC door providing access into the accommodation.

Living Room

14'2" x 11'6" (4.32 x 3.53)

This living room has carpeted flooring, a radiator, a recessed chimney break alcove, open access to the dining room and a UPVC double-glazed bay window to the front elevation.

Dining Room

12'2" x 9'0" (3.71 x 2.76)

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

Kitchen

15'5" x 9'3" (4.70 x 2.84)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a sink with a drainer and a swan neck mixer tap, space for a range cooker, space and plumbing for a washing machine, an extractor fan, partially tiled walls, an in-built storage cupboard, recessed spotlights, a radiator, vinyl flooring, two UPVC double-glazed windows to the side elevations and a single UPVC door providing access to the rear garden.

W/C - Utility Room

7'7" x 5'7" (2.32 x 1.72)

This space has a low level dual flush W/c, a counter top wash basin, space and plumbing for a washing machine, a radiator, tiled flooring and a UPVC double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

The landing has carpeted flooring and access to the first floor accommodation.

Bedroom Two

15'2" x 11'5" (4.64 x 3.49)

The second bedroom has carpeted flooring, a radiator and two UPVC double-glazed windows to the front elevation.

Bedroom Three

12'3" x 9'3" (3.74 x 2.84)

The third bedroom has carpeted flooring, a radiator, an original fireplace and a UPVC double-glazed window to the rear elevation.

Bedroom Four

10'11" x 6'5" (3.34 x 1.98)

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

Bathroom

9'2" x 4'1" (2.81 x 1.26)

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a panelled bath, an extractor fan, a heated towel rail, partially tiled walls, tiled flooring and a UPVC double-glazed obscure window to the side elevation.

SECOND FLOOR

Master Bedroom

19'10" x 14'5" (6.06 x 4.41)

The main bedroom has carpeted flooring, two radiators, access to the first floor accommodation and access to the en-suite and a UPVC double-glazed window to the front elevation.

En-Suite

6'2" x 4'2" (1.90 x 1.28)

The en-suite has a low level dual flush W/C, a wall-mounted wash basin, a walk-in shower with an electric shower fixture, a radiator, an extractor fan, partially tiled walls and vinyl flooring.

OUTSIDE

Front

To the front of the property is access to on-street parking, gated access to the rear garden and a brick-wall boundary.

Rear

To the rear of the property is a generous sized enclosed garden with a lawn, a shed, a range of plants an shrubs and fence panelling boundary.

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 220Mbps
- Phone Signal – Good coverage of Voice, 3G, 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 – Has previously had damp but has since been resolved and has a guarantee in place.

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

The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.
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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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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.

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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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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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0115 7734300

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

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk

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