

HoldenCopley

PREPARE TO BE MOVED

Cliff Road, Carlton, Nottinghamshire NG4 1BS

Guide Price £280,000 - £290,000

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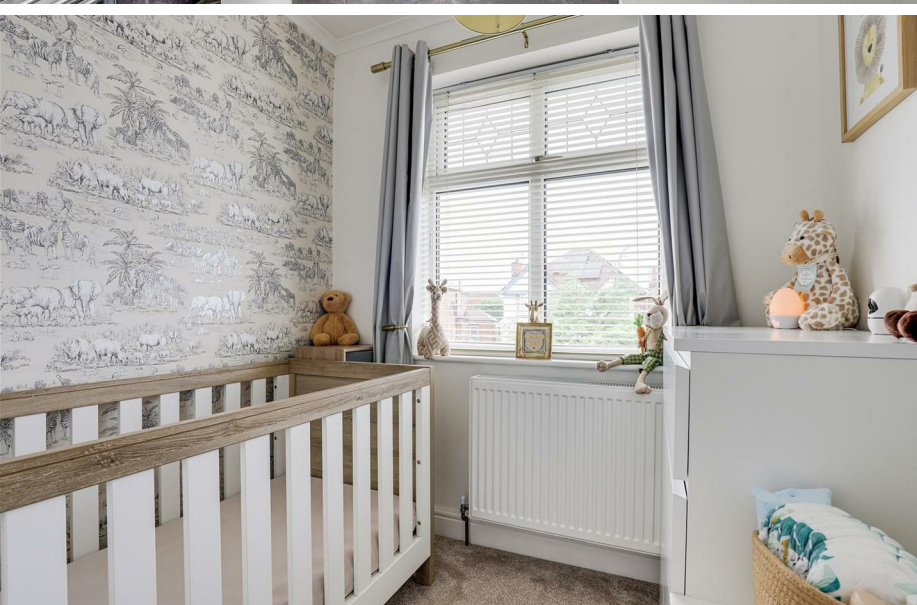
GUIDE PRICE: £280,000 - £290,000

LOCATION, LOCATION, LOCATION...

This extended three-bedroom semi-detached house offers a spacious and versatile layout, making it an ideal choice for any family buyer. The extension provides flexible living options, with the potential to be converted into an annex, catering to a variety of needs. Situated in a sought-after location, the property benefits from proximity to a range of local amenities, excellent transport links, reputable schools, and convenient access to the City Centre. Upon entering, you are greeted by a welcoming porch and entrance hall featuring stunning stained-glass windows. The ground floor boasts a comfortable living room and a dining area that seamlessly flows into a modern fitted kitchen, complemented by a bright conservatory. Additionally, there is an extra reception room to the side, complete with a W/C and a utility room. Several rooms have been recently redecorated, providing a fresh, contemporary feel throughout. Upstairs, the first floor presents three well-appointed bedrooms, all with fitted furniture, and a four-piece bathroom suite. Externally, the property features a driveway to the front, while the rear hosts a generous garden with a newly laid patio area, multiple seating spaces, a well-maintained lawn, and an outbuilding, perfect for outdoor entertaining and relaxation. Further enhancing this home's appeal, planning permission has been approved via Gedling Borough Council for a first-floor side extension and a ground-floor rear extension, valid until 2028, offering exciting potential for future expansion. This property truly offers the perfect blend of space, style, and convenience for modern family living, with flexibility to adapt to a wide range of lifestyle requirements.

MUST BE VIEWED





- Extended Semi-Detached With Annex Potential
- Planning Approved For Further Extension
- Three Bedrooms
- Two Reception Rooms
- Open Plan Kitchen & Dining Room
- Conservatory
- Four-Piece Bathroom Suite
- Large Garden With Outbuilding
- Off-Road Parking
- Sought-After Location





GROUND FLOOR

Porch

The porch has quarry tiled flooring, UPVC double-glazed windows to the front and side elevation, and double French doors providing access into the accommodation.

Entrance Hall

The entrance hall has a radiator, carpeted stairs, an in-built under stair cupboard, coving to the ceiling, stained-glass windows to the front elevation, and a single wooden door with stained-glass inserts via the porch.

Living Room

12'9" x 9'8" (3.89m x 2.95m)

The living room has a UPVC double-glazed bay window to the front elevation, coving to the ceiling, a TV point, a radiator, a recessed feature fireplace, and open access into the dining area.

Dining Area

11'10" x 9'5" (3.62m x 2.89m)

The dining area has recessed spotlights, a vertical radiator with a mirrored panel, open plan to the kitchen, and double doors leading into the conservatory.

Kitchen

11'8" x 6'4" (3.56m x 1.95m)

The kitchen has a range of fitted gloss handleless base and wall units, an undermount sink with an instant boiling water tap and draining grooves, an integrated oven with an electric oven and extractor fan, an integrated Bosch microwave, an integrated fridge freezer, an integrated dishwasher, recessed spotlights, and a UPVC double-glazed window to the rear elevation.

Conservatory

8'9" x 8'10" (2.67m x 2.71m)

The conservatory has a vertical radiator with a mirrored panel, a polycarbonate roof, UPVC double-glazed windows to the side and rear elevation, and double French doors opening out to the rear garden.

Play Room / Reception Room

18'8" x 9'1" (5.69m x 2.77m)

This room, which can easily be used as an annex, has a UPVC double-glazed window to the front elevation, recessed spotlights, and a vertical radiator.

W/C

This space has a low level dual flush W/C, a wash basin with fitted storage underneath, recessed spotlights, and an extractor fan.

Utility Room

6'2" x 6'2" (1.89m x 1.89m)

The utility room has fitted base and wall units, a stainless steel sink with a swan neck mixer tap, space and plumbing for a washing machine, space for a tumble-dryer, recessed spotlights, a UPVC double-glazed window to the rear elevation, and a single UPVC door providing access to the garden.

FIRST FLOOR

Landing

The landing has a stained-glass window to the side elevation, carpeted flooring, access to the loft, and provides access to the first floor accommodation.

Bedroom One

13'3" x 9'10" (4.05m x 3.02m)

The first bedroom has a UPVC double-glazed bay window to the front elevation, carpeted flooring, coving to the ceiling, a radiator, and a range of fitted wardrobes.

Bedroom Two

11'8" x 9'9" (3.58m x 2.98m)

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

Bedroom Three

6'11" x 6'7" (2.11m x 2.03m)

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

Bathroom

13'0" x 6'9" (3.97m x 2.06m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled double-ended bath with central taps, a shower enclosure, partially tiled walls, tiled flooring, in-built storage cupboards, a chrome heated towel rail, recessed spotlights, and two UPVC double-glazed obscure windows to the side elevation.

OUTSIDE

Front

To the front of the property is a block-paved driveway with blue slate chippings.

Rear

To the rear of the property is a private enclosed garden with a new patio area, a picket fence border, a lawn, a range of well-established plants and shrubs, an outdoor tap, courtesy lighting, a further block-paved patio area, an outbuilding, and fence panelled boundaries.

ADDITIONAL INFORMATION

- Broadband – Openreach, Virgin Media
- Broadband Speed - Ultrafast available - 1000 Mbps (download) 220 Mbps (upload)
- Phone Signal – Mostly 4G / 5G
- 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+
- Area - Low risk for surface water / very low risk for rivers & sea
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

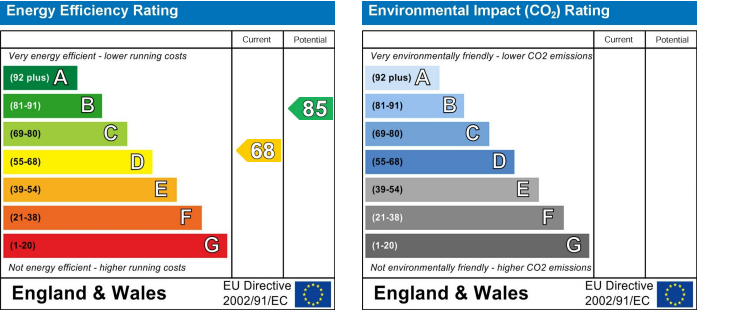
Council Tax Band Rating - Gedling Borough Council - Band B
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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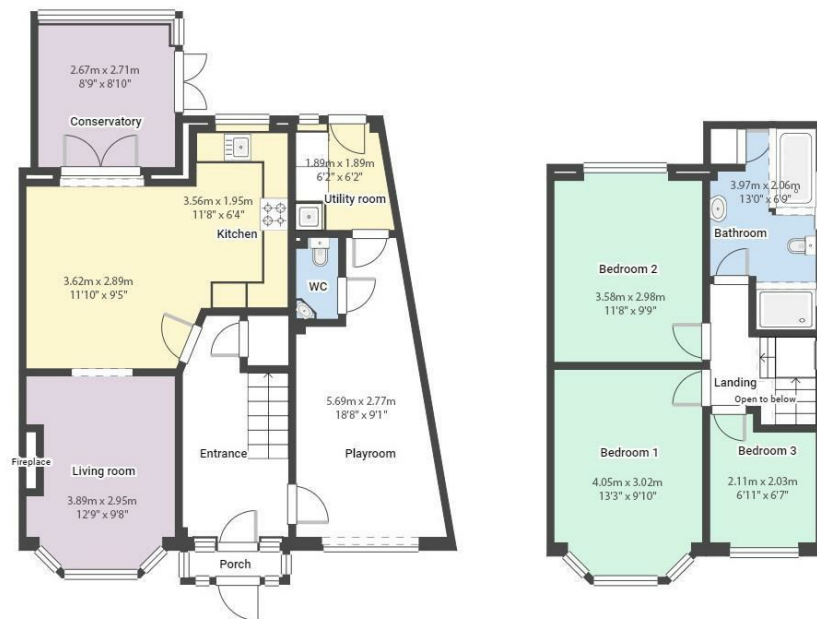
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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