

HoldenCopley

PREPARE TO BE MOVED

Carlton Vale Close, Carlton, Nottingham, Nottinghamshire NG4 3RP

Guide Price £350,000

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GUIDE PRICE: £350,000 - £375,000

NO UPWARD CHAIN...

A substantial detached bungalow offering spacious accommodation and presented to a high standard, being offered with no upward chain. Situated in a quiet cul-de-sac within a popular location, the property is close to local amenities, shops, transport links, and provides easy access into the City Centre.

Internally, the accommodation comprises an entrance hall with a useful cloak cupboard, a living room with a feature fireplace, and a dining room open plan to a conservatory overlooking the private rear garden. The fitted breakfast kitchen includes integrated appliances and is complemented by a separate utility room. The bungalow further benefits from three double bedrooms, all with fitted wardrobes, including a master bedroom with an en-suite, and a four-piece bathroom suite completing the accommodation. Externally, the property boasts a driveway with a wall-mounted electric car-charging point, and access to the detached double garage, along with a private enclosed rear garden featuring a patio and decked seating area, ideal for entertaining or relaxing.

MUST BE VIEWED





- Substantial Detached Bungalow
- Three Double Bedrooms With Storage Space
- Two Reception Rooms
- Fitted Kitchen With Separate Utility Room
- Good-Sized Conservatory
- Four-Piece Bathroom Suite & En-Suite To Master
- Driveway With Double Garage
- Private Enclosed Garden
- Quiet Cul-De-Sac Location
- Must Be Viewed





ACCOMMODATION

Entrance Hall

5*9" x 12*7" (1.76m x 3.86m)

The entrance hall has exposed flooring, a radiator, an in-built open cloak cupboard, a UPVC double-glazed obscure window to the front elevation, and a single UPVC door providing access into the accommodation.

Living Room

11*10" x 14*10" (3.63m x 4.54m)

The living room has a UPVC double-glazed window to the front elevation, exposed flooring, a radiator, a wall-mounted air conditioning unit, a TV point, and a feature fireplace with a decorative surround.

Hall

2*11" x 19*7" (0.90m x 5.98m)

The inner hall has exposed flooring, a radiator, and access into the loft.

Kitchen

12*9" x 8*11" (3.90m x 2.73m)

The kitchen has a range of fitted base and wall units with worktops, a ceramic sink with a swan neck mixer tap and drainer, an integrated dishwasher, an integrated double oven, an electric hob with an extractor hood and splashback, tiled flooring, partially tiled walls, open access into the utility room, and a UPVC double-glazed window to the rear elevation.

Utility Room

8*11" x 4*10" (2.72m x 1.47m)

The utility room has space and plumbing for a washing machine, space for tumble-dryer, a wall-mounted boiler, tiled flooring, an in-built cupboard with shelving, and a single UPVC door providing access to the rear garden.

Dining Room

6*9" x 11*10" (2.06m x 3.62m)

The dining room has tiled flooring, a radiator, and open access into the conservatory.

Conservatory

10*7" x 10*5" (3.24m x 3.19m)

The conservatory has a polycarbonate ceiling, tiled flooring, two radiators, exposed brick walls, and double French doors opening out to the rear garden.

Bathroom

6*11" x 8*11" (2.11m x 2.73m)

The bathroom has a low level flush WC, a bidet, a pedestal wash basin, a panelled bath with a handheld shower head, a chrome heated towel rail, tiled flooring, partially tiled walls, wall-mounted mirrors, an extractor fan, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

Master Bedroom

9*3" x 13*10" (2.83m x 4.23m)

The main bedroom has a UPVC double-glazed window to the front elevation, wood-effect flooring, an in-built wardrobe, an in-built open storage area with shelves, a radiator, and access into the en-suite.

En-Suite

2*11" x 9*3" (0.89m x 2.83m)

The en-suite has a low level dual flush WC, a wash basin with fitted storage underneath, a shower enclosure with an overhead rainfall shower head and a bi-folding shower screen, waterproof splashback, a chrome heated towel rail, tiled flooring, a singular recessed spotlight, and a UPVC double-glazed obscure window to the front elevation.

Bedroom Two

11*10" x 11*10" (3.61m x 3.63m)

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

Bedroom Three

12*4" x 9*11" (3.77m x 3.03m)

The third bedroom has a UPVC double-glazed window to the rear elevation, wood-effect flooring, a radiator, and an in-built wardrobe.

OUTSIDE

The front of the property features patio areas with gravel, mature trees, and a detached double garage with off-road parking to the side and a wall-mounted electric car charging point, as well as gated access to the rear garden. At the rear, there is a private, enclosed garden with a patio and decked seating area, an outdoor tap, a variety of trees, plants, and shrubs, all enclosed by fence panelled boundaries.

Double Garage

18*0" x 16*11" (5.51m x 5.18m)

The garage has ceiling strip lights, power points, a UPVC double-glazed window to the side elevation, a single UPVC door providing side access, and an up and over door opening out onto the front driveway.

ADDITIONAL INFORMATION

- Broadband Networks Available -
- 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 risk
- Non-Standard Construction – No
- Other Material Issues – No
- Any Legal Restrictions – No

DISCLAIMER

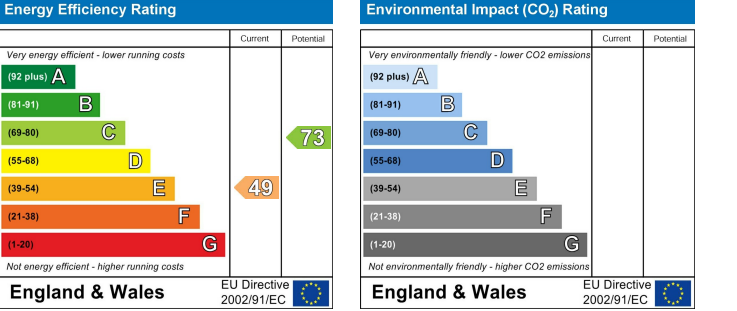
Council Tax Band Rating - Gedling Borough Council - Band D
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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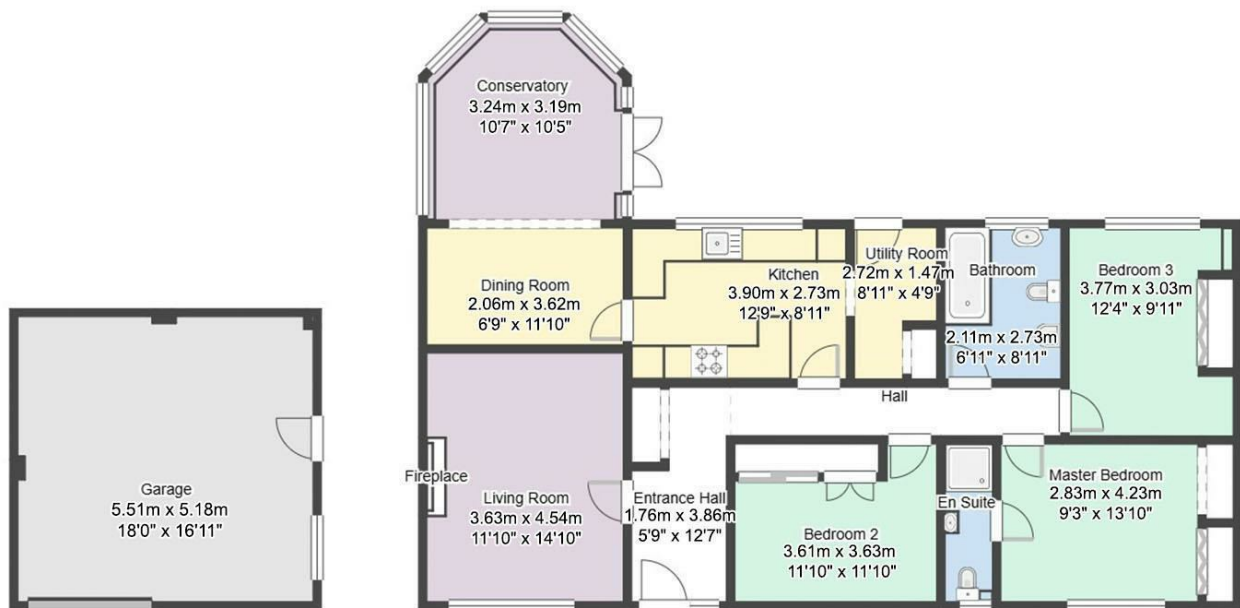
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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