

# HoldenCopley

PREPARE TO BE MOVED

Emperor Close, Carrington, Nottinghamshire NG5 1QR

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£1,200 PCM

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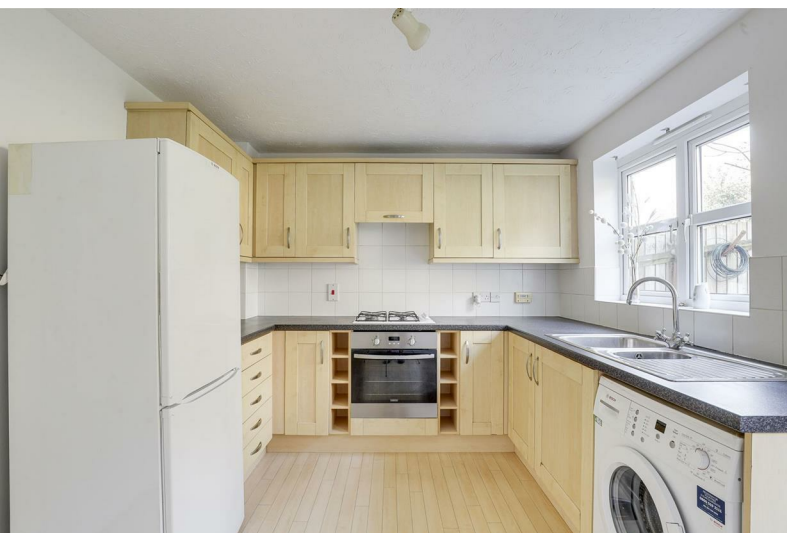




## WELL PRESENTED THROUGHOUT...

Nestled within a quiet cul-de-sac, this well-maintained three-bedroom house offers a harmonious blend of comfort and convenience. This properties location offers easy access to local amenities, excellent commuting options via bus and tram, and proximity to both the City Hospital and the vibrant City Centre, making it a haven of comfort in a prime urban setting. Stepping through the entrance hall on the ground floor, the interior boasts a seamless neutral decor, creating a warm and inviting atmosphere throughout. The well-designed layout encompasses a convenient W/C, a cosy living room and a thoughtfully fitted kitchen. Ascending to the first floor, a trio of generously sized double bedrooms awaits, each bathed in natural light and serviced by a four-piece bathroom suite. The exterior exudes curb appeal with a driveway leading into the garage providing ample off street parking, while the rear unveils a private oasis in the form of an enclosed garden.

## MUST BE VIEWED





- Mid-Town House
- Three Double Bedrooms
- Good-Sized Living Room
- Modern Fitted Kitchen
- Ground Floor W/C
- Four-Piece Bathroom Suite
- Driveway & Garage
- Private Garden
- Fitted Security Alarm
- Popular Location











## GROUND FLOOR

### Entrance Hall

The entrance hall has laminate flooring, a radiator, carpeted stairs, and a single door providing access into the accommodation.

### W/C

This space has a low level dual flush W/C, a pedestal wash basin, tiled splashback, laminate flooring, a radiator, and a UPVC double-glazed obscure window to the side elevation.

### Living Room

13'4" max x 12'3" (4.07m max x 3.74m)

The living room has a UPVC double-glazed window to the front elevation, laminate flooring, a TV point, and two radiators.

### Kitchen

12'2" x 8'10" (3.73m x 2.71m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a swan neck mixer tap and drainer, an integrated oven with a gas hob and extractor fan, space and plumbing for a washing machine, space for a fridge freezer, vinyl flooring, tiled splashback, a radiator, a UPVC double-glazed window to the rear elevation, and a single composite door providing access to the rear garden.

## FIRST FLOOR

### Landing

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

### Bedroom One

17'3" x 8'3" (5.27m x 2.54m)

The first bedroom has two UPVC double-glazed windows to the front and rear elevation, carpeted flooring, a TV point, and two radiators.

### Bedroom Two

9'0" x 7'10" (2.76m x 2.39m)

The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a TV point, and an in-built wardrobe.

### Bedroom Three

12'3" x 7'10" (3.74m x 2.39m)

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

## Bathroom

7'0" x 5'10" (2.15m x 1.79m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath, a shower enclosure, partially tiled walls, laminate flooring, and an extractor fan.

## OUTSIDE

### Front

To the front of the property is a pathway, courtesy lighting, a driveway, and a single garage.

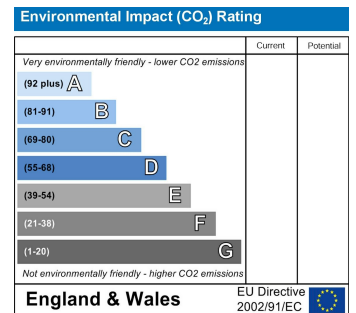
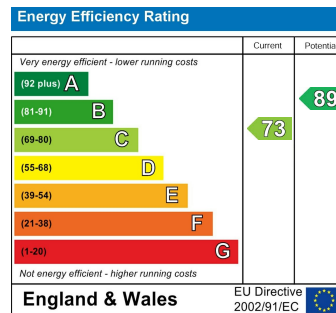
### Garage

17'5" x 8'6" (5.32m x 2.61m)

The garage has a wall-mounted boiler, an up and over door opening out onto the driveway, and a single door providing access to the garden.

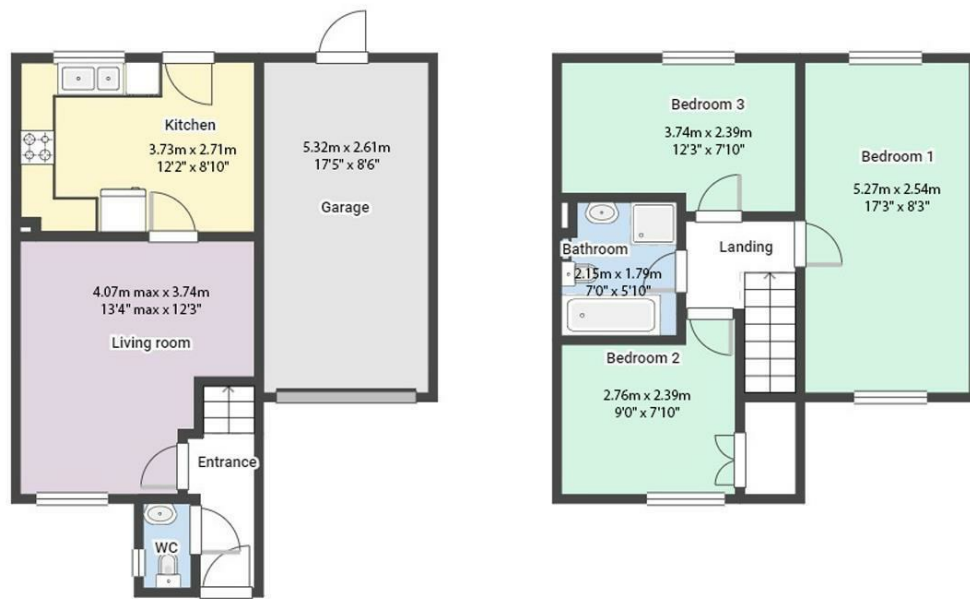
### Rear

To the rear of the property is a private enclosed garden with a patio area, a lawn, and fence panelled boundaries.



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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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