

# HoldenCopley

PREPARE TO BE MOVED

Dellwood Close, Carlton, Nottingham NG4 3SL

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**£1,050 PCM**

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## BEAUTIFULLY PRESENTED THROUGHOUT...

This beautifully presented three-bedroom semi-detached house offers spacious, modern accommodation with a neutral décor throughout, ideal for families. Situated in the sought-after area of Carlton, it is conveniently located close to a variety of shops, eateries, schools and transport links to the City Centre. The property features a welcoming entrance hall, a bright and spacious open-plan living and dining area and a modern fitted kitchen complete with integrated appliances and space for freestanding appliances. Upstairs comprises three generously sized bedrooms, all well-proportioned, and a contemporary three-piece bathroom suite. Externally to the front is a gravelled garden with a pathway leading to the entrance, while the rear boasts an enclosed garden with both gravelled and paved seating areas – perfect for outdoor relaxation in the warmer months. The property includes ample built-in storage across both floors and is available unfurnished and ready for immediate occupancy. Contact us today to arrange a viewing!

AVAILABLE NOW





- Semi-Detached House
- Three Bedrooms
- Modern Fitted Kitchen
- Spacious Living/Diner
- Three Piece Bathroom Suite
- Ample In-Built Storage Throughout
- Front & Rear Gardens
- Garage & Off-Street Parking Available
- Popular Location
- 360 Virtual Tour





## ACCOMMODATION

### GROUND FLOOR

#### Entrance

5'1" x 4'3" (max) (1.55m x 1.32m (max))

The entrance hall wood effect laminate flooring and carpeted stairs, smoke alarm, wall mounted cupboard, radiator, wall mounted alarm panel and a single UPVC door providing access into the accommodation

#### Living/Dining Room

21'9" x 12'0" (max) (6.64m x 3.68m (max))

The living/diner has wood effect laminate flooring, in-built storage cupboard, two radiators and UPVC double glazed windows to the front and rear elevation

#### Kitchen

7'11" x 7'2" (2.42m x 2.19m )

The kitchen has wood effect laminate flooring, partially tiled walls, a range of fitted wall and base units with fitted worksurfaces, stainless steel sink with a drainer and mixer tap, integrated oven with an electric hob and over hood extractor fan, space and plumbing for a washing machine and other undercounter appliances, UPVC double glazed window and a single UPVC door providing access to the rear garden

#### Garage

16'6" x 7'10" (5.04m x 2.41m )

The garage has courtesy lighting, electric points and a garage door providing access into the garage

### FIRST FLOOR

#### Landing

6'9" x 6'6" (max) (2.08m x 1.99m (max))

The landing has carpeted flooring, loft hatch, smoke alarm and provides access to the first floor accommodation

#### Master Bedroom

12'1" x 8'6" (3.70m x 2.60m )

The main bedroom has a carpeted flooring, a fitted wardrobe, radiator and a UPVC double glazed window

#### Bathroom

7'2" x 5'5" (2.19m x 1.66m )

The bathroom has tile effect flooring, in-built storage cupboard, vanity washbasin with mixer taps, low level dual flush WC, panelled bath with mixer taps, electric shower and a shower screen, radiator and a UPVC double glazed obscure window

#### Bedroom Two

9'4" x 8'6" (max) (2.86m x 2.60m (max))

The second bedroom has carpeted flooring, a fitted wardrobe, radiator and a UPVC double glazed window

#### Bedroom Three

8'10" x 6'6" (2.71m x 1.99m )

The third bedroom has carpeted flooring, in-built storage cupboard, radiator and a UPVC double glazed window

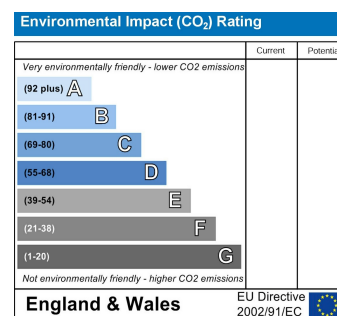
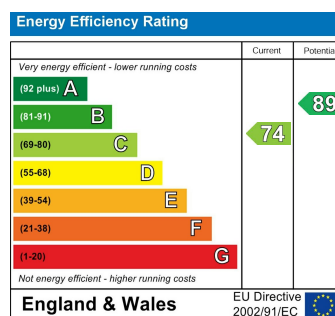
### OUTSIDE

#### FRONT

To the front is a gravelled garden area with a range of decorative shrubs and a pathway leading to the accommodation

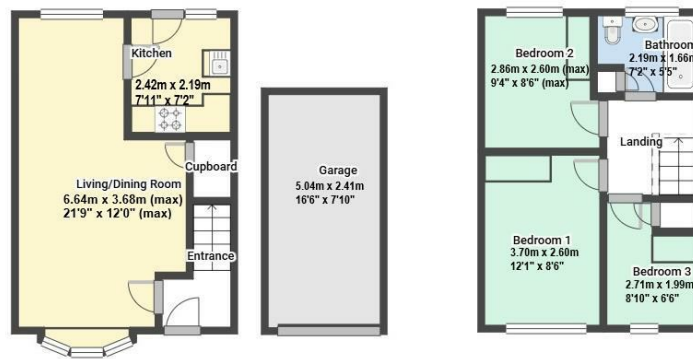
#### REAR

To the rear is an enclosed garden with a gravelled area, patio seating area with a fence surround



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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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