

# HoldenCopley

PREPARE TO BE MOVED

Middle Avenue, Carlton, Nottinghamshire NG4 1PG

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Guide Price £250,000 - £280,000

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WELL-PRESENTED FAMILY HOME...

Exceptionally well-presented throughout, this detached three bedroom house is a perfect purchase for any growing family. Situated in the popular and highly convenient location of Carton, and within reach of various local amenities, excellent schools, and easy access into Nottingham City Centre. This property offers an abundance of space and storage. Internally, the ground floor of this house offers a porch leading into a spacious entrance hall, a bright and airy living room with a feature fireplace with a decorative surround, a handy serving hatch, and double French doors leading out to the rear garden. Upstairs, the property offers two double bedrooms, and a single bedroom which could be utilised in a variety of ways such as a children's room, a dressing room, or a home office. Completing the interior, the property features a two piece bathroom suite, and a separate W/C. Externally, the front of the property offers a driveway proving off-street parking for at least two cars, a detached garage, gated access to the rear, and access to the basement level cellar which makes for an ideal storage space. To the rear of the property is a beautiful south facing garden with a block-paved seating area, a lawn, planted borders and a feature brick wall divider with steps - perfect for enjoying the outdoors.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Living Room With Feature Fireplace
- Fitted Kitchen & Space For Dining
- Bathroom & Separate W/C
- Large Basement Level Cellar
- Detached Garage
- South Facing Garden
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Porch

3'8" x 5'7" (1.13m x 1.71m)

The porch has tiled flooring, wood framed single-glazed windows to the front and side elevations, and a single door providing access into the accommodation.

### Entrance Hall

7'9" x 9'6" (2.38m x 2.91m)

The entrance hall has carpeted flooring and stairs, a radiator, coving to the ceiling, a wood framed single-glazed obscure window to the front elevation, and a single door providing access via the porch.

### Living Room

20'9" x 11'11" (6.35m x 3.64m)

The living room has carpeted flooring, a feature fireplace with a decorative surround and a hearth, two radiators, a serving hatch, coving to the ceiling, a UPVC double-glazed window to the front elevation, and double French doors leading out to the rear garden.

### Kitchen

11'2" x 11'10" (3.42m x 3.61m)

The kitchen has a range of fitted base and wall units, a composite sink and a half with a mixer tap and drainer, an integrated double oven and gas hob with a concealed extractor fan, an integrated undercounter fridge, an integrated undercounter freezer, space and plumbing for a washing machine, tiled flooring, partially tiled walls, an in-built storage cupboard, two radiators, space for a dining table, recessed spotlights, a UPVC double-glazed window to the rear elevation, and a single UPVC door providing side access.

## FIRST FLOOR

### Landing

The landing has carpeted flooring, a radiator, coving to the ceiling, a UPVC double-glazed window to the side elevation, access to the loft with lighting, and provides access to the first floor accommodation.

### Master Bedroom

11'11" x 10'8" (3.65m x 3.26m)

The main bedroom has carpeted flooring, a radiator, coving to the ceiling, and a UPVC double-glazed window to the front elevation.

### Bedroom Two

12'6" x 8'5" (3.83m x 2.59m)

The second bedroom has carpeted flooring, a radiator, a pedestal wash basin with a mixer tap and a tiled splashback, coving to the ceiling, and a UPVC double-glazed window to the rear elevation.

### Bedroom Three

7'5" x 7'6" (2.28m x 2.29m)

The third bedroom has carpeted flooring, an in-built storage cupboard, a radiator, coving to the ceiling, and a UPVC double-glazed window to the front elevation.

### Bathroom

8'3" x 5'5" (2.52m x 1.67m)

The bathroom has a pedestal wash basin, a panelled bath with a wall-mounted handheld shower fixture and a glass shower screen, wood-effect flooring, partially tiled walls, a radiator, an in-built cupboard, a wall-mounted electric shaving point, a panelled ceiling, and a UPVC double-glazed obscure window to the rear elevation.

### W/C

3'1" x 4'1" (0.96m x 1.27m)

This space has a low level flush W/C, wood-effect flooring, and a UPVC double-glazed window to the rear elevation.

## OUTSIDE

### Front

To the front of the property is a driveway providing off-street parking, access to the cellar, gated access to the rear, a detached garage, hedges, and boundaries made up of fence panelling, brick walls, and stone walls.

### Cellar

22'0" x 19'7" (6.71m x 5.98m)

The cellar has lighting, electricity, and provides ample storage space.

## Garage

7'10" x 18'0" (2.39m x 5.49m)

The garage has lighting, electricity, an electric up and over door, and provides ample storage space.

## Rear

To the rear of the property is an enclosed garden with a block-paved patio area, a lawn, planted borders, a brick wall divider with steps, and boundaries made up of fence panelling and brick walls.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

Phone Signal – Some 5G and all 4G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band C

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.

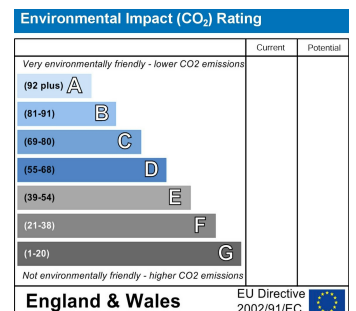
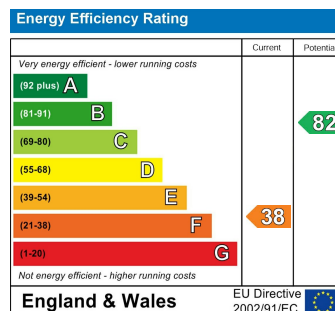
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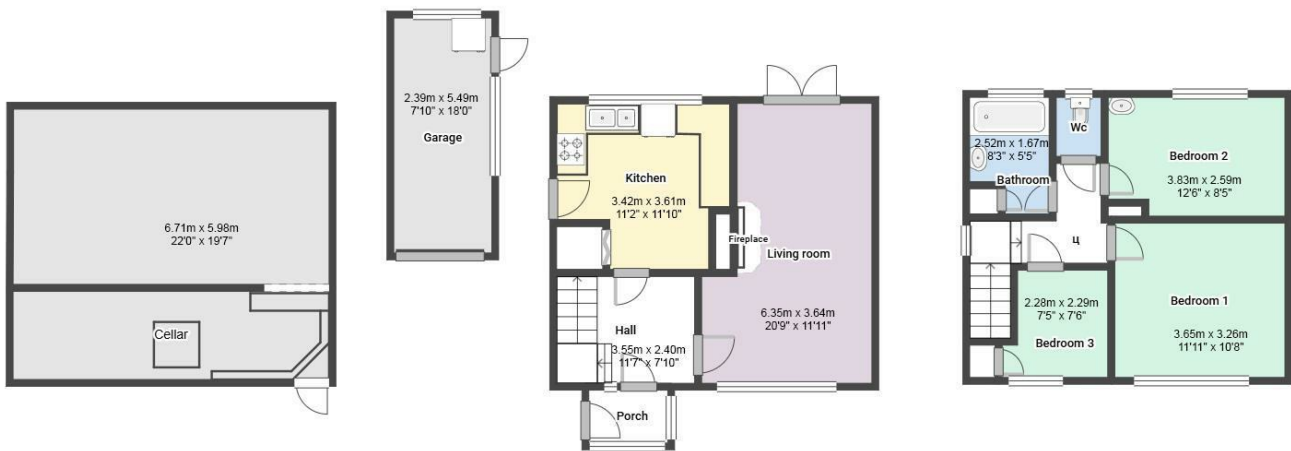
Property Tenure is Freehold.

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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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