



## 1 Camilla Close, Carlton, DN14 9GA

Detached Property | Four Double Bedrooms | Double Detached Garage | Master Bedroom With Dressing Room & En-Suite | Utility Room | Ideal Family Home | Popular Village Location

- Beautifully Presented Detached Property
- Gas Central Heating
- Council Tax Band - E
- Ideal Family Home
- Four Double Bedrooms
- Freehold Property
- Multiple Reception Rooms
- Driveway Parking & Detached Double Garage
- EPC Rating - B
- Utility & WC

**Offers Over £400,000**

Jigsaw Move are pleased to present this stunning detached house nestled in the desirable Camilla Close, Carlton. The property offers a perfect blend of modern living and comfort. Built in 2022, this property boasts a generous 1,901.2 square feet of well-designed space, making it an ideal family home. As the property is only three years old, it still benefits from the NHBC warranty, providing peace of mind for potential buyers.

Upon entering, you are greeted by two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The heart of the home features a contemporary kitchen that flows seamlessly into the utility room, providing practicality for everyday living. A convenient WC is also located on the ground floor, adding to the functionality of the layout.

The property comprises four well-proportioned bedrooms, ensuring ample space for family members or guests. The master bedroom is a true retreat, complete with a dressing area and an en-suite shower room. The family bathroom featuring both a bath and a separate shower, offering a luxurious touch to your daily routine.

Outside, the property is equally impressive, while the large rear garden provides a delightful outdoor space for children to play or for hosting summer barbecues. The double detached garage provides secure parking and additional storage. There is also a gated driveway parking for two vehicles add to the practicality of this home, making it easy for families.

The property is situated within the desirable village of Carlton. This sought after village hosts a range of local amenities including; primary and secondary school, public houses, Carlton Towers, fish & chip shop, convenience store and many more. Carlton is also an ideal location for commuters due to its access links to all major networks making it perfect for those travelling to York, Leeds and Hull.

This property is not just a house; it is a place where memories can be made. With its modern features and prime location, it is a must-see for anyone looking to settle in a vibrant community.

## GROUND FLOOR ACCOMMODATION

### Entrance Hall

**Lounge 15'3" x 13'3" (4.65m x 4.05m)**

**Kitchen/Diner 14'8" x 22'9" (4.48m x 6.94m)**

**Utility 9'4" x 6'3" (2.85m x 1.91m)**

**WC 3'0" x 6'3" (0.92m x 1.91m)**

**Study 12'4" x 9'1" (3.75m x 2.76m)**

## FIRST FLOOR ACCOMMODATION

### Landing

**Master Bedroom 9'2" x 13'4" (2.79m x 4.07m)**

**Dressing Area 5'9" x 7'4" (1.74m x 2.24m)**

**En-suite Shower Room 8'0" x 5'8" (2.45m x 1.73m)**

**Bedroom Two 11'11" x 9'1" (3.64m x 2.77m)**

**Bedroom Three 11'11" x 9'5" (3.62m x 2.86m)**

**Bedroom Four 11'5" x 11'0" (3.48m x 3.36m)**

**Family Bathroom 8'6" x 8'7" (2.60m x 2.61m)**

## EXTERNAL

**Double Garage 18'1" x 19'8" (5.51m x 6.00m)**

## ANTI-MONEY LAUNDERING (AML) CHECKS

In line with AML regulations, we use Thirdfort to complete ID verification checks for all buyers. A fee is associated with this service.

For further information, please contact our branch:

01757 241123

[info@jigsawmove.co.uk](mailto:info@jigsawmove.co.uk)



## COUNCIL TAX

Please note that the council tax band for the property has either been advised by the owner or we have sought from online resources. Whilst we endeavour to ensure our details are accurate and reliable, we strongly advise to make further enquiries before continuing.

## HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Jigsaw. The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

## MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Jigsaw Move is required to verify the status of any prospective purchaser. This includes a financial standing of that purchaser and their ability to exchange contracts. To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD stc' each prospective purchaser will be required to demonstrate to 'Jigsaw Move' that they are financially able to proceed with the purchase of the property.

## MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. All measurements have been taken using a laser distance metre or sonic tape measure and therefore may be subject to a small margin of error.

## OPENING HOURS

Monday – Friday 9.00am to 5.00pm Saturday – 9.00am – 1.00pm

## PROPERTY DETAILS

Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Jigsaw nor any of its employees or agents has any authority to make or give any representation or warranty whatsoever in relation to this property. In the area of Yorkshire and The Humber flood plains have been identified and coal mining has been carried out in the past in specific areas, therefore, we strongly advise that any prospective purchaser instructs an appropriate qualified person for the purposes of conveyancing to carry out searches on the property which include a local search with the Local Authority, a water and drainage search, an environmental search and a Chancel Repair Liability search. We also advise in certain cases other searches may be required such as a Coal Mining Search, Commons Registration Search which relates to Common Land, a Flood Search or a Planning Search. We would recommend that all the information that Jigsaw provide regarding this advertised property is verified by you or your legal representative. We do not inspect deeds and therefore any references or covenants etc need to be confirmed.

## UTILITIES MATERIAL INFORMATION

Electricity supply – mains

Water supply – mains

Sewerage – mains

Heating – Gas Central Heating

Broadband – FTTP (fibre to the premises)

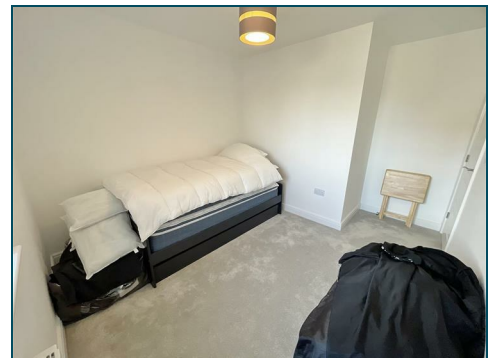
Mobile signal/coverage is good in this area

## VIEWINGS

Strictly by appointment with the sole agents by contacting 01757 241123. If there is any point of particular importance to, that we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property. A full copy of the EPC for the property is available upon request.

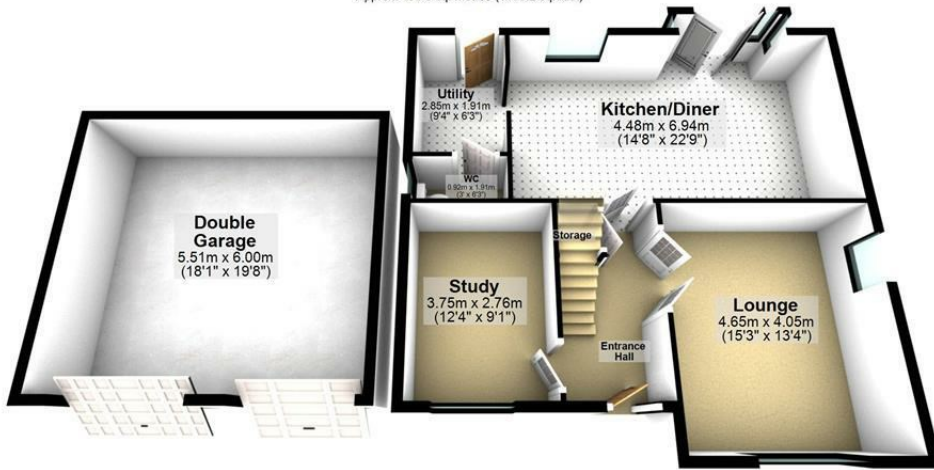
## WINDOWS

Compliance with FENSA Building Regulations has not been sought by Jigsaw Move.



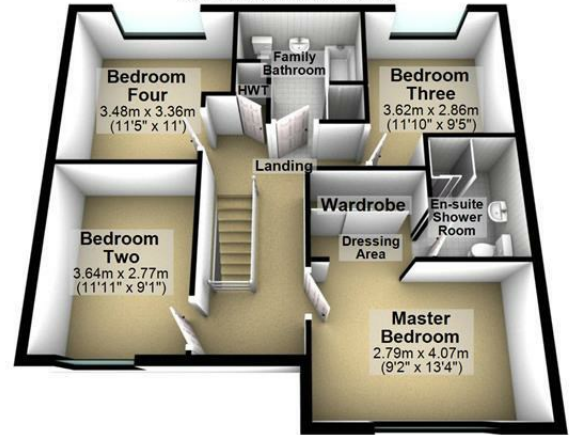
### Ground Floor

Approx. 106.9 sq. metres (1150.2 sq. feet)



### First Floor

Approx. 69.8 sq. metres (751.1 sq. feet)



Total area: approx. 176.6 sq. metres (1901.2 sq. feet)

