

HoldenCopley

PREPARE TO BE MOVED

Frederick Avenue, Carlton, Nottinghamshire NG4 IHP

Guide Price £380,000

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BURSTING WITH CHARACTER...

£380,000 - £400,000 GUIDE PRICE

A rare opportunity to acquire a large five bedroom detached house boasting a wealth of new and original features throughout including stained glass windows and much more. Situated on a generous sized plot in a very popular location just minutes away from a range of local amenities, schools and transport links into the City Centre. The property boasts spacious accommodation throughout and offers plenty of potential for a range of buyers as it offers versatility. To the ground floor are three good sized reception rooms, a newly fitted kitchen, a W/C, a utility room, a conservatory and the fifth bedroom with an en-suite and separate access. Upstairs on the first floor are three double bedrooms and a single bedroom serviced by a bathroom suite. Outside to the front of the property is a gated driveway and to the rear is a generous sized private garden.

MUST BE VIEWED





- Extended Detached House
- Five Bedrooms
- Three Reception Rooms
- Fitted Kitchen With Breakfast Bar Island
- Two Bathrooms
- Conservatory With Underfloor Heating
- Gated Driveway
- Generous Sized Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has a radiator, a dado rail, wooden flooring, carpeted stairs, coving to the ceiling, partially panelled walls, wall light fixtures and provides access into the accommodation

W/C

7'2" x 4'3" (2.2 x 1.3)

This space has a low level flush W/C, a dado rail, a radiator, a wall mounted wash basin, tiled splash back, wooden flooring, coving to the ceiling, a wall mounted consumer unit, a fitted base cupboard, a circular stained glass window to the front elevation and a further window to the side elevation

Living Room

13'5" x 11'9" (4.1 x 3.6)

The living room has a UPVC double glazed bay window to the front elevation, carpeted flooring, coving to the ceiling, a ceiling rose, a dado rail, a TV point, wall light fixtures, a feature fireplace with a decorative surround and open plan to the dining room

Dining Room

12'9" x 11'9" (3.9 x 3.6)

The dining room has carpeted flooring, a dado rail, coving to the ceiling, a ceiling rose, a radiator, windows to the rear elevation and a single door to the family room

Family Room

11'9" x 10'5" (3.6 x 3.2)

The family room has carpeted flooring, a fitted base cupboard, a TV point, coving to the ceiling, a ceiling rose, wall light fixtures, a UPVC double glazed window to the side elevation, a sliding patio door to the rear garden and an open arch to the kitchen

Kitchen

17'4" x 11'1" (5.3 x 3.4)

The kitchen has a range of fitted base and wall units with worktops, under cabinet lighting and a feature breakfast bar island, a display cabinet with lighting, a sink and a half with mixer taps and drainer, a freestanding cooker, an integrated dishwasher, an integrated fridge, tiled splash back, laminate flooring, coving to the ceiling, a radiator, an in-built open cupboard with lighting, an obscure window to the side elevation, UPVC double glazed windows to the rear elevation and a single UPVC door to the hall

Hall Two

The second hall has a radiator, tile effect flooring and UPVC doors into the utility, conservatory and rear garden

Conservatory

12'5" x 10'2" (3.8 x 3.1)

The conservatory has tile effect flooring with underfloor heating, wall light fixtures, a polycarbonate roof, a range of UPVC double glazed windows to the rear elevation and double French doors to the rear garden

Utility Room

10'2" x 9'10" (3.1 x 3.0)

The utility room has a range of fitted base and wall units with rolled edge worktops, a stainless steel sink with taps and drainer, a freestanding cooker with an extractor fan, space and plumbing for a washing machine, space for a tumble dryer, space for a fridge freezer, tiled splash back, laminate flooring, LED strip lights and a UPVC double glazed window to the rear elevation

Store Room

16'0" x 10'2" (4.9 x 3.1)

This room has tiled flooring with underfloor heating, a wall mounted consumer unit, a wall mounted TV point, a UPVC double glazed window to the front elevation and access into an en-suite

En-Suite

8'10" x 3'7" (2.7 x 1.1)

The en-suite has a low level flush W/C, a pedestal wash basin with a mono mixer tap, a walk in shower enclosure with a wall mounted electric shower, floor to ceiling tiles and a chrome towel rail

Hall Three

4'3" x 3'7" (1.3 x 1.1)

This hall has tiled flooring and provides separate access into the accommodation

FIRST FLOOR

Landing

The landing has carpeted flooring, a stained glass window to the side elevation, a dado rail, access to the loft and provides access to the first floor accommodation

Master Bedroom

13'1" x 12'1" (4.0 x 3.7)

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

Bedroom Two

11'9" x 9'6" (3.6 x 2.9)

The second bedroom has a UPVC double glazed window to the front elevation, carpeted flooring, a radiator, coving to the ceiling and floor to ceiling sliding door wardrobes

Bedroom Three

10'9" x 10'5" (3.3 x 3.2)

The third bedroom has a UPVC double glazed window to the front elevation, laminate flooring, a radiator and coving to the ceiling

Bedroom Four

10'9" x 7'2" (3.3 x 2.2)

The fourth bedroom has a UPVC double glazed window to the rear elevation, laminate flooring, a radiator and coving to the ceiling

Bathroom

8'10" x 7'6" (2.7 x 2.3)

The bathroom has a low level flush W/C, a pedestal wash basin, vanity light fixtures, a Jacuzzi style panelled bath with a handheld shower head, a shower enclosure with a mains-fed shower, a chrome heated towel rail, tiled flooring, fully tiled walls, a radiator and a UPVC double glazed obscure window to the side elevation

OUTSIDE

Front

To the front of the property is a gated driveway and an outdoor tap

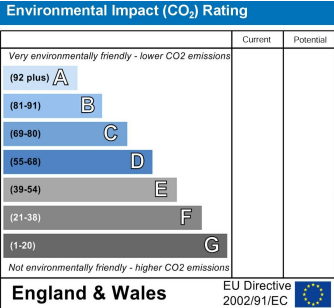
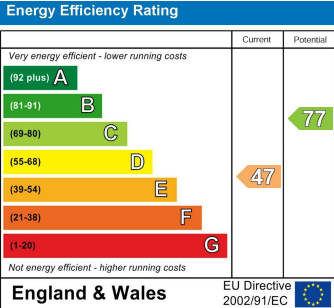
Rear

To the rear of the property is a private enclosed garden with patio areas, a pond, a lawn, a range of mature trees, plants and shrubs, security lighting, flower beds, an outdoor tap, a shed, a bird bath and fence panelling

DISCLAIMER

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Approx. Gross Internal Area of the Ground floor:
1326.65 Sq Ft - 123.25 Sq M
Approx. Gross Internal Area of the Entire Property:
2032.87 Sq Ft - 188.86 Sq M

Approx. Gross Internal Area of the 1st floor:
706.22 Sq Ft - 65.61 Sq M
Approx. Gross Internal Area of the Entire Property:
2032.87 Sq Ft - 188.86 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
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