



Ernest Road  
Carlton, Nottingham NG4 1PY

**Guide Price £250,000 Freehold**

**\*\*GUIDE PRICE £250,000-£260,000\*\***  
A THREE BEDROOM SEMI-DETACHED  
FAMILY HOME SITUATED IN CARLTON,  
NOTTINGHAM.



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Robert Ellis Estate Agents are delighted to offer to the market this beautiful THREE BEDROOM SEMI-DETACHED family home situated within Carlton, Nottingham.

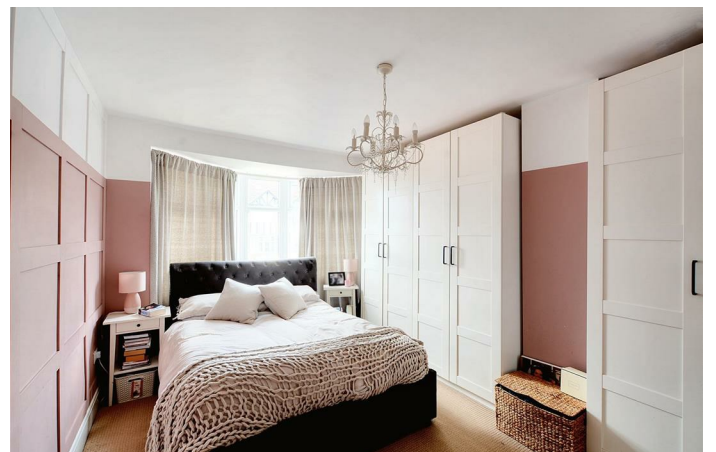
The property is positioned within the desirable location of Carlton and only a 10 minute walk to Carlton Hill, a popular location for families as it offers local amenities, shops and restaurants. King George V Recreation Ground is also located to the rear of the property and Huckerby's Field located to the side of the property, providing picturesque views of Carlton and surrounding areas. Alongside this, it offers easily accessible transport links into Nottingham City centre and surrounding villages/towns.

Perfect for families, there is an abundance of nearby schools including Porchester Junior School, Standhill Infants' School, Hogarth Academy and The Carlton Junior Academy. You also will find Carlton Forum Leisure centre located close by too!

Upon entry, you are welcomed into the entrance porch leading you into the entrance hallway which allows access into the LOUNGE with bay fronted window, modern open plan FITTED kitchen/dining area and ground floor WC. The staircase leads you to the first floor landing giving you access into the FIRST DOUBLE bedroom with a large bay front window to the front elevation, SECOND DOUBLE bedroom, THIRD bedroom and modern family bathroom.

This home also benefits from a large driveway, front and rear gardens and a large garage/workshop to the rear elevation. The spacious rear garden has a large laid to lawn area and a patio perfect for those summer months for hosting BBQ'S!

A viewing is HIGHLY recommended to appreciate the SIZE and LOCATION of this fantastic family home - Contact the office today!



### Entrance Porch

UPVC double glazed entrance door to the front elevation leading to Entrance Hallway

### Entrance Hallway

Laminate flooring. Wall mounted radiator. Recessed spotlights to the ceiling. Built-in under the stairs storage cupboard. Staircase leading to First Floor Landing. Internal doors leading into Lounge, Kitchen Diner & Ground Floor WC

### Lounge

11'0" x 14'11" approx (3.37 x 4.57 approx)

Double glazed bay fronted window to the front elevation. Laminate flooring. Wall mounted radiator. Ceiling light point. TV point. Feature cast iron fireplace with wooden surround and granite hearth

### Kitchen Diner

17'3" x 13'8" approx (5.27 x 4.19 approx)

Double glazed French doors leading to the enclosed rear garden. Double glazed door to the side elevation. Double glazed windows to the side and rear elevations. Laminate flooring. Tiled splashbacks. Wall mounted radiator. Recessed spotlights to the ceiling. Range of matching wall, base and drawers units incorporating solid wood worksurfaces over. Double sink and drainer unit with dual heat tap. 4 ring gas hob. Integrated electric oven. Space for freestanding fridge freezer. Space and plumbing for automatic washing machine. Ample space for dining table

### Ground Floor WC

2'4" x 4'11" approx (0.73 x 1.50 approx)

Double glazed window to the side elevation. Tiled flooring. Tiled splashbacks. Ceiling light point. Vanity wash hand basin. WC. Houses fuse box

### First Floor Landing

Double glazed window to the side elevation. Carpeted flooring. Loft access hatch. Access into Bedrooms 1, 2, 3 and Family Bathroom

### Bedroom 1

10'10" x 15'8" approx (3.31 x 4.78 approx)

Double glazed bay fronted window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Feature wooden panelling to walls

### Bedroom 2

10'9" x 11'9" approx (3.30 x 3.60 approx)

Double glazed bay window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point

### Bedroom 3

6'0" x 9'6" approx (1.83 x 2.91 approx)

Double glazed bay window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point

### Family Bathroom

5'10" x 8'0" approx (1.79 x 2.44 approx)

Double glazed windows to the rear elevation. Lino flooring. Wall mounted radiator. Tiled splashbacks. Recessed spotlights to the ceiling. 3 piece suite comprising of a bath with dual heat tap and electric shower unit above, vanity wash hand basin with dual heat tap and a low level flush WC

### Front of Property

To the front of the property there is a gated driveway providing off the road parking for 2-3 cars. Small garden with shrubbery, walls and fencing surrounding

### Rear of Property

To the rear of the property there is a good sized enclosed rear garden with a large patio area with ample space for outdoor seating and entertaining. Laid to lawn area with steps. Space for shed. Surrounded by shrubbery plants, trees and fencing

### Garage

24'1" x 14'4" approx (7.36 x 4.37 approx)

Up and over door. Windows to the side and rear elevations. Power & Lighting

### Council Tax

Local Authority Gedling

Council Tax band B

### Agents Notes: Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 11mbps Ultrafast 1000mbps

Phone Signal – 02, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defences – No

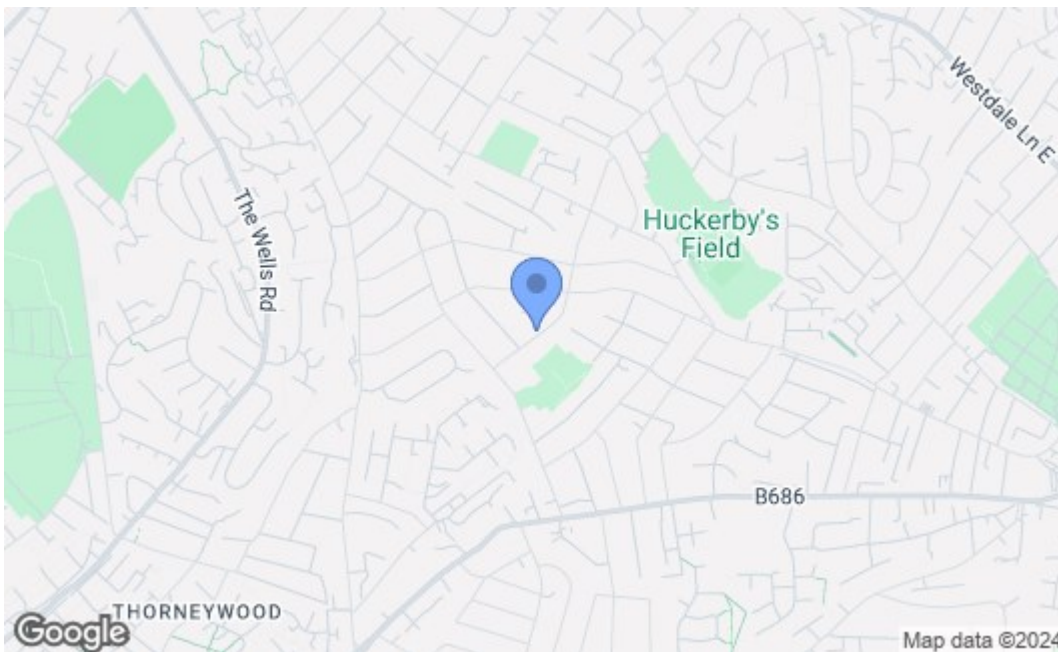
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.