



**Second Avenue**  
**Carlton, Nottingham NG4 1PF**  
**Guide Price £280,000 Freehold**

**\*\*GUIDE PRICE £280,000 - £300,000!\*\***  
**ALL WHITE GOODS CAN BE INCLUDED IN THE PRICE.**  
**AN EXTENDED THREE BEDROOM DETACHED FAMILY PROPERTY SITUATED IN CARLTON, NOTTINGHAM**



**\*\*GUIDE PRICE £280,000 - £300,000!\*\***

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

The property is positioned within the desirable location of Carlton, Nottingham. It is only a few minutes' walk to Carlton Hill, a popular location for families as it offers local amenities, shops and restaurants. 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.

Upon entry, you are welcomed into the inner entrance hallway which allows access to the fitted kitchen and TWO RECEPTION ROOMS including the living room and EXTENDED dining room. The staircase leads you to the first-floor landing giving you access to the FIRST DOUBLE bedroom, SECOND DOUBLE bedroom, THIRD bedroom and modern REFITTED family bathroom. Loft access with pull down ladder leads to a useful boarded out plastered loft room with light, power, heating and carpets.

This home also benefits from a large driveway at the front and side with a spacious landscaped rear garden incorporating a large laid to lawn area, patio area, decked area, Indian sandstone patio and hedges to the boundaries.

A Garage/workshop and a further store/workshop.

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



### Entrance Hallway

UPVC double glazed entrance door to the front elevation leading into the Entrance Hallway with UPVC double glazed window to the side. Laminate flooring. Wall mounted radiator. Ceiling light point. Carpeted staircase to the First Floor Landing. Built-in under the stairs cupboard housing electrical consumer unit, electric and gas meter points. Internal doors leading into the Living Room and Kitchen

### Living Room

12' x 20'1 approx (3.66m x 6.12m approx)  
UPVC double glazed picture window to the front elevation. Laminate flooring. Wall mounted radiator. Ceiling light point. Ceiling rose. Wall light points. Coving to the ceiling. Dado rail. Feature fireplace incorporating a wooden mantle, stone hearth and back panel with living flame gas fire. Archway open through to Dining Room. Internal door leading into the Kitchen

### Dining Room

11'7 x 9'03 approx (3.53m x 2.82m approx)  
UPVC double glazed picture window to the rear elevation. Laminate flooring. Wall mounted radiator. Ceiling light point. Ceiling rose. Wall light points. Coving to the ceiling. Dado rail

### Kitchen

10'10 x 12'7 approx (3.30m x 3.84m approx)  
UPVC double glazed windows to the side and rear elevation. Tiled flooring. Tiled splashbacks. Wall mounted radiator. Ceiling light point. Range of fitted wall and base units incorporating laminate worksurfaces above. Breakfast bar with ample seating space. 1.5 bowl ceramic sink and drainer unit with swan neck dual heat tap. Integrated oven with 4 electric hob above and extractor unit. Space and plumbing for automatic washing machine. Glow worm gas boiler housed within matching cabinet. UPVC double glazed door to the rear elevation leading to the landscaped rear garden

### First Floor Landing

UPVC double glazed window to the side elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point Loft access hatch with pull down ladder. Internal doors leading into Bedroom 1, 2, 3 and Family Bathroom

### Bedroom 1

11'6 x 11' approx (3.51m x 3.35m approx)  
UPVC double glazed picture window to the front elevation. Laminate flooring. Wall mounted radiator. Ceiling light point. Ceiling rose. Coving to the ceiling. Built-in sliding door wardrobes

### Bedroom 2

11'08 x 8'11 approx (3.56m x 2.72m approx)  
UPVC double glazed window to the rear elevation. Laminate flooring. Wall mounted radiator. Ceiling light point

### Bedroom 3

9'03 x 7'08 approx (2.82m x 2.34m approx)  
UPVC double glazed window to the front elevation. Laminate flooring. Wall mounted radiator. Ceiling light point. Dado rail. Built-in cabin bed with shelving and recessed spotlight above. Built-in desk

### Family Bathroom

8'7" x 8'9" approx (2.64m x 2.69m approx)  
UPVC double glazed windows to the rear elevation. Wet room flooring. Tiled splashbacks. Heated towel radiator. Ceiling light point. Mira electric shower. Wall hung vanity wash hand basin with dual heat taps and storage cupboards below. Low level flush WC. Airing cupboard housing hot water cylinder

### Loft Room

18'9 x 8'6 approx (5.72m x 2.59m approx)  
2 x Velux style windows to the rear elevation. Carpeted flooring. Wall mounted radiator. Recessed spotlights to the ceiling

### Garage

21'3 x 8'11 approx (6.48m x 2.72m approx)  
Up and over door to the front elevation. Access door to the side elevation. Light & Power

### Store / Outbuilding 1

8'7 x 9'7 approx (2.62m x 2.92m approx)  
Internal panel access doors to the side and rear elevation. Glazed window to the side elevation. Light point. Stud walling

### Store / Outbuilding 2

8'1 x 9'6 approx (2.46m x 2.90m approx)  
Light point.

### Front of Property

To the front of the property there is a large driveway providing off the road parking, wrought iron full height gates leading to the detached garage, further driveway, picket fencing with low maintenance shrubbery and trees planted to the borders.

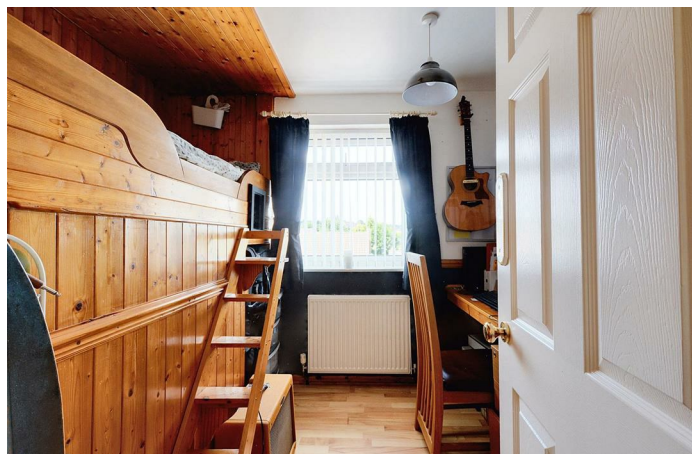
### Rear of Property

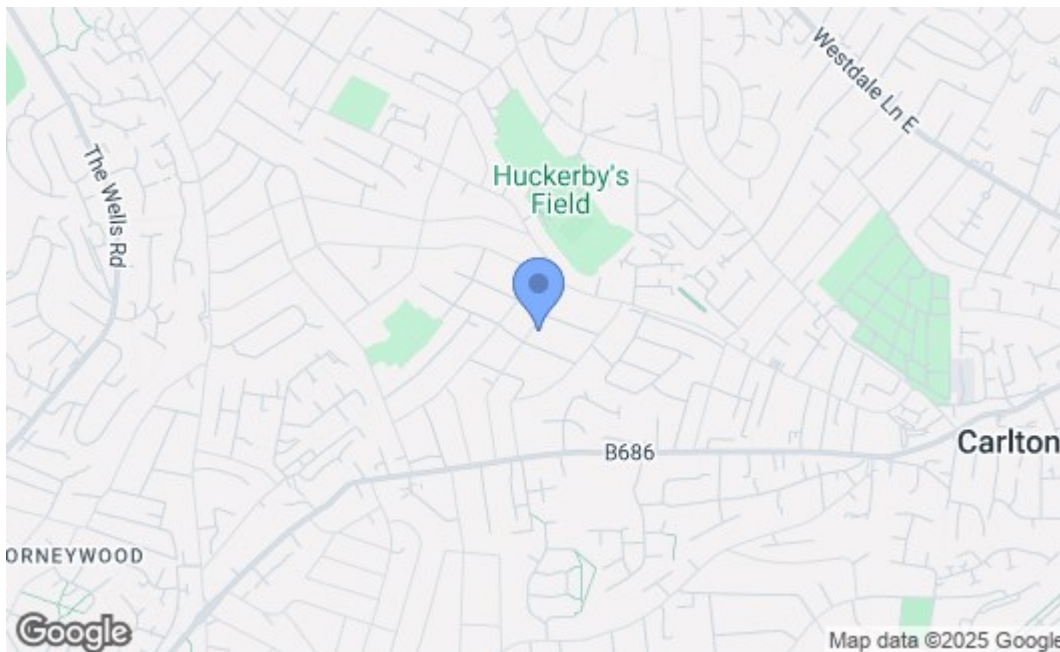
To the rear of the property there is an enclosed landscaped rear garden with a large paved patio area enclosed by a gated picket fence, leading to a large laid to lawn area, large raised decked area, additional Indian sandstone paved patio area, external lighting, water point, raised flowerbeds with fencing and hedging to the boundaries.

### Agents Notes: Additional Information

Council Tax Band: C  
Local Authority: Gedling  
Electricity: Mains supply  
Water: Mains supply  
Heating: Mains gas  
Septic Tank: No  
Broadband: BT, Sky, Virgin, O2  
Broadband Speed: Standard 20mbps Ultrafast 1000mbps  
Phone Signal: 02, Vodafone, EE, Three  
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

831NM/HM





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		59	
(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.