



Ernest Road
Carlton, Nottingham NG4 1PY

A BEAUTIFUL THREE BEDROOM SEMI
DETACHED FAMILY HOME SITUATED IN
CARLTON, NOTTINGHAM.

Offers Over £250,000 Freehold



**** CALLING ALL FAMILIES ****

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

Nestled in the sought-after area of Carlton, this property boasts an ideal location which is just around a 10-minute stroll from Carlton Hill, a popular spot for families thanks to its array of local amenities, shops, and restaurants. Positioned with scenic views, the home is bordered by King George V Recreation Ground at the rear and Huckerby's Field to the side, offering a serene backdrop of Carlton and the surrounding areas. Convenient transport links to Nottingham City Centre and nearby villages make this home a commuter's dream.

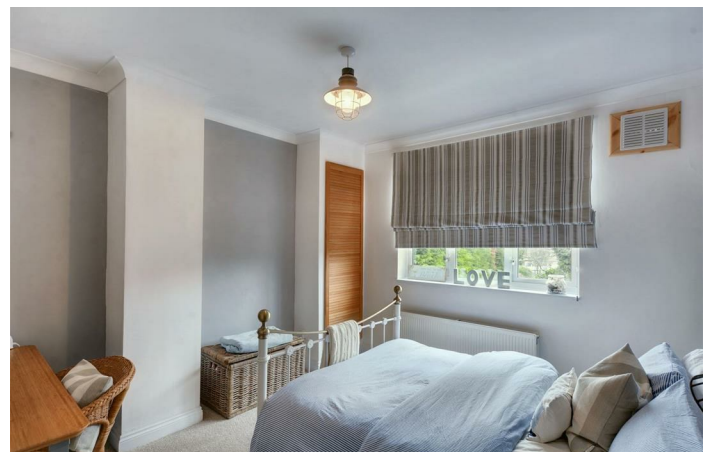
Perfect for families, the area is surrounded by excellent schools such as Porchester Junior School, Standhill Infants' School, Hogarth Academy, and The Carlton Junior Academy. For leisure, Carlton Forum Leisure Centre is also just a short distance away.

As you step inside, you're welcomed by a spacious hallway that grants access to the bright lounge with a bay fronted window, under-stair storage, and the kitchen/diner is the perfect spot for entertaining family and friends, it also benefits from having French doors open to a large, enclosed tiered garden, ideal for outdoor activities and relaxation.

Upstairs, the first-floor landing leads to three well-proportioned bedrooms and a family bathroom complete with a modern three-piece suite.

The property also features a driveway with parking for one car at the front, and a generous rear garden.

Don't miss out on this fantastic opportunity – call our Arnold office today to arrange your viewing!



Entrance Porch

Double glazed entrance doors leading into the entrance porch. Tiled flooring. Wooden entrance door leading into the entrance hallway.

Entrance Hallway

Wood effect laminate flooring. Wall mounted radiator. Recessed spotlights to the ceiling. Staircase leading to the first floor landing. Internal doors leading into the lounge and kitchen. Storage cupboard.

Lounge

10'7" x 14'5" approx (3.24 x 4.41 approx)

Double glazed bay fronted window to the front elevation. Carpeted flooring. Exposed brick chimney breast. Wall mounted radiator. Recessed spotlights to the ceiling. TV point.

Kitchen Diner

11'5" x 17'5" approx (3.50 x 5.31 approx)

Double glazed windows to the front and side elevations. Tiled flooring. Tiled splashbacks. Coving to the ceiling. Open chimney breast. A range of matching wall and base units incorporating laminate work surface above. Double sink and drainer unit with dual heat tap. Integrated electric oven. 4 ring induction hob with extractor unit above. Space and point for a freestanding fridge freezer. Space and plumbing for an automatic washing machine. Space and point for a freestanding tumble dryer. Integrated dishwasher. Ample space for entertaining and dining.

First Floor Landing

Feature window to the side elevation. Carpeted flooring. Access to the loft. Recessed spotlights to the ceiling. Coving to the ceiling. Internal doors leading into bedroom 1, 2, 3 and family bathroom.

Bedroom 1

14'9" x 10'11" approx (4.5 x 3.33 approx)

Double glazed bay fronted window to the front elevation. Carpeted flooring. Wall mounted radiator. Recessed spotlights to the ceiling.

Bedroom 2

11'5" x 10'11" approx (3.50 x 3.33 approx)

Double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Coving to the ceiling.

Bedroom 3

6'0" x 8'6" approx (1.83 x 2.60 approx)

Double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Coving to the ceiling.

Family Bathroom

6'0" x 8'0" approx (1.84 x 2.44 approx)

Double glazed window to the rear elevation. Tiled flooring. Tiled splashbacks. 3 piece suite comprising of a bath with a mains fed shower above, hand wash basin with dual heat tap and storage cupboards below and a low level flush WC.

Front of Property

To the front of the property there is a driveway providing off the road parking, laid to lawn area with fencing, brick wall and hedging surrounding.

Rear of Property

To the rear of the property there is an enclosed rear garden with a decked area leading to a gravel area and steps leading down a artificial lawn area and further steps leading to a patio area, a range of shrubbery and plants and fencing surrounding.

Garage

8'2" x 16'4" approx (2.51 x 4.99 approx)

Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

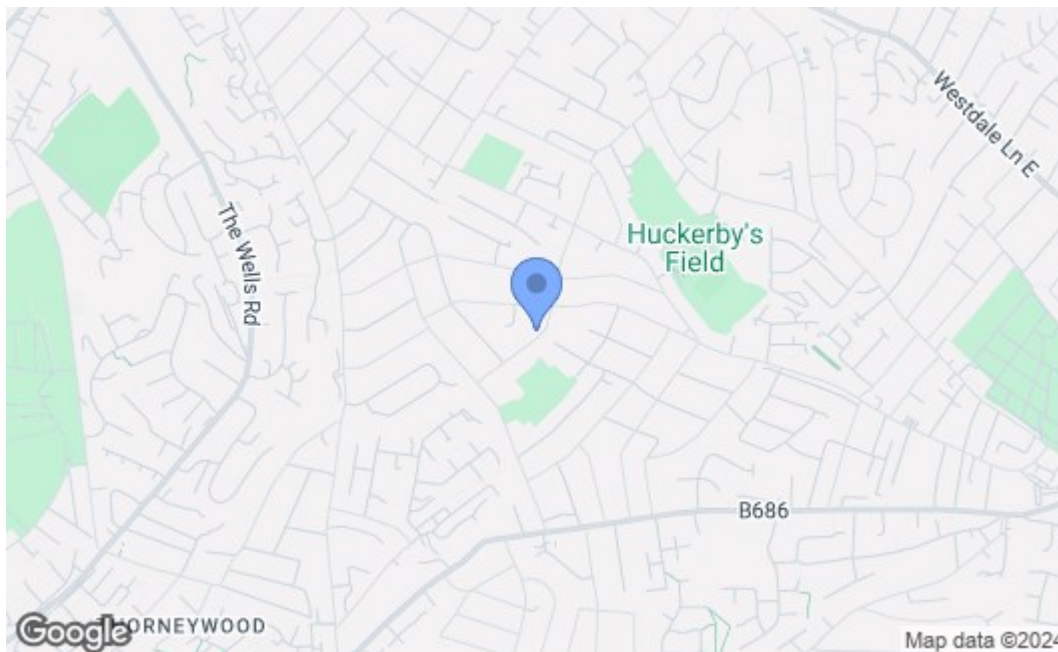
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		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.