



**Second Avenue
Carlton, Nottingham NG4 1GH**

A TWO BEDROOM SEMI-DETACHED
FAMILY HOME SITUATED IN CARLTON,
NOTTINGHAM.

Asking Price £200,000 Freehold



Robert Ellis Estate Agents are delighted to present this charming TWO BEDROOM SEMI-DETACHED FAMILY HOME located in the desirable area of Carlton, Nottingham.

This property is ideally situated in a popular location for families, offering a range of local amenities, shops, and restaurants. Its excellent transport links provide easy access to Nottingham City Centre and the surrounding villages and towns.

For families, there is a wealth of educational opportunities with nearby schools including Porchester Junior School, Standhill Infants' School, Hogarth Academy, and The Carlton Junior Academy. Additionally, Carlton Forum Leisure Centre is conveniently close, offering a range of recreational activities.

Upon entering the home, you are welcomed by an inviting living room with a bay-fronted window and cast-iron wood burner, doorway leads through to the dining room with a staircase leading to the first floor landing and second doorway to the modern fitted kitchen and access to the rear garden.

The staircase leads to the first floor landing, which provides access to the first double bedroom with a picture window to the front elevation, the second double bedroom and a modern refitted family bathroom featuring a four piece suite and freestanding bath.

Outside, the property benefits from both front and rear gardens. The rear garden is thoughtfully landscaped with a lawn, deep mature borders, a summer house, a brick built store and a patio area, making it ideal for summer BBQs and outdoor entertaining.

A viewing is highly recommended to fully appreciate the size and location of this exceptional family home. Contact us today to arrange a viewing! Selling With NO UPWARD CHAIN.



Living Room

12'4 x 14'02 approx (3.76m x 4.32m approx)

Double glazed composite entrance door to the front elevation. UPVC double glazed bay picture window to the front elevation. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Feature fireplace incorporating a wooden mantle, quarry tile hearth, exposed brick surround and inset cast iron multi-fuel wood burner. Built-in, cupboard housing gas and electric meter points. Internal wooden door leading through to the dining room.

Dining Room

14'05 x 12' approx (4.39m x 3.66m approx)

UPVC double glazed window to the rear elevation. Solid wood flooring. Wall mounted radiator. Ceiling light point. Staircase leading to the first floor landing. Built-in shelving for additional storage space. Built-in under the stairs storage cupboard providing additional storage space. Panel door leading into the fitted kitchen.

Kitchen

15'5 x 17'10 approx (4.70m x 5.44m approx)

UPVC double glazed windows to side elevation. Tiled flooring. Tiled splashbacks. Wall mounted radiator. Ceiling light point. A range of matching wall and base units incorporating laminate worksurfaces over. 1 1/2 bowl sink with dual heat tap above. Integrated oven with four ring ceramic hob over and stainless steel extracted above. Integrated dishwasher. Space and point for freestanding fridge freezer. Space and plumbing for an automatic washing machine. Double glazed access door leading to enclosed rear garden.

First Floor Landing

Wall mounted radiator. Ceiling light point. Panel doors leading into bedroom 1, 2 and family bathroom.

Bedroom 1

11'05 x 12'02 approx (3.48m x 3.71m approx)

UPVC double glazed window to the front elevation. Wall mounted radiator. Ceiling light point. Coving to the ceiling.

Bedroom 2

9' x 11'04 approx (2.74m x 3.45m approx)

UPVC double glazed window to rear elevation Wall mounted radiator. Ceiling light point. Coving to the ceiling. Loft access hatch (housing gas central heating combination boiler providing hot water and central heating to property) Built-in storage cupboard

Family Bathroom

9'3 x 7'03 approx (2.82m x 2.21m approx)

UPVC double glazed window to the rear elevation. Feature tiled flooring. Tiled splashbacks. Chrome heated towel rail. Recessed spotlights to ceiling. Modern four piece suite comprising of a walk-in shower enclosure with feature tile splashbacks and mains fed rainwater shower head above, modern freestanding bath with freestanding dual heat tap over, vanity wash hand basin with storage cupboards below and a waterfall dual heat tap above and a low level flush WC.

Front of Property

To the front of the property there is a low maintenance front garden, pathway to the front entrance with wall and hedging to the boundary.

Rear of Property

To the rear of the property there is an enclosed rear garden being laid mainly to lawn, a large paved patio area, flower beds incorporating mature shrubbery and trees, fencing to the boundaries, external security lighting and an outside water tap.

Outhouse

3'5 x 7'05 approx (1.04m x 2.26m approx)

Renovation providing additional storage space. Brick built pedestrian. access door. Light and power.

Summer House

6' x 10' approx (1.83m x 3.05m approx)

Glazed front access door to the front elevation. 2 glazed windows to the front elevation. Additional storage space.

Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

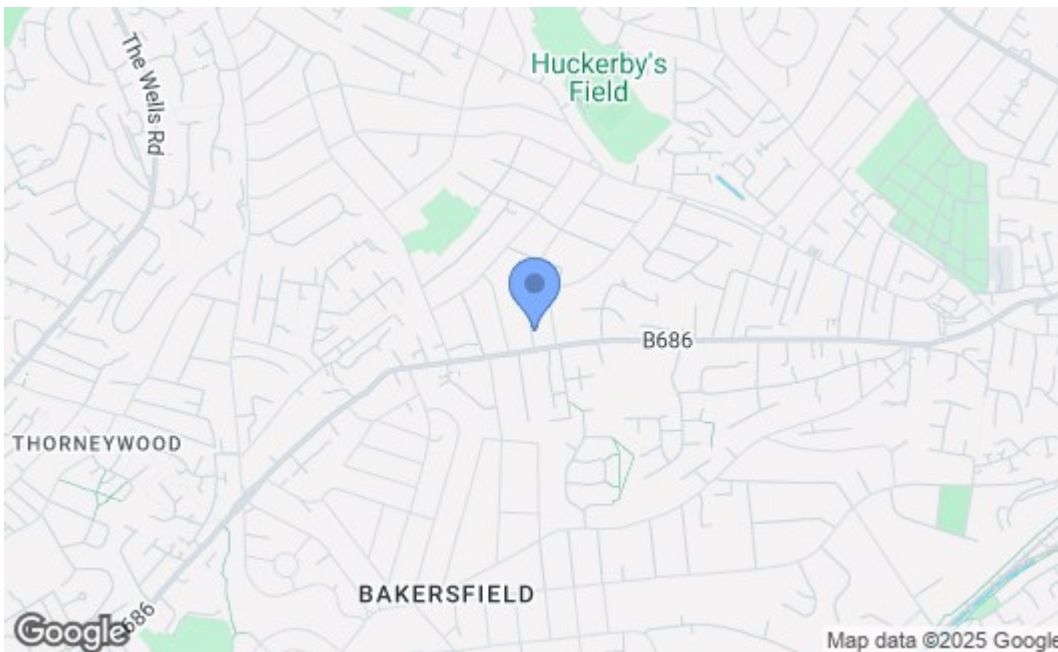
Flood Defences: No

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			85
(81-91) B			
(69-80) C			
(55-68) D		65	
(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.