

South View Road,
Carlton, Nottingham
NG4 3QW

£280,000 Freehold



Robert Ellis Estate Agents are delighted to offer to the market this charming and spacious, this beautifully modernized 3-bedroom semi-detached family home offers an ideal setting for young or growing families. With ample living space and a contemporary design, it's a must-see!

The entrance hallway opens into a versatile office space, perfect for working from home. The ground floor includes a convenient downstairs WC and a comfortable living room that flows into a large, open-plan kitchen, dining, and family area, ideal for entertaining. A separate utility room and an additional office space add even more functionality to the home. Upstairs, you'll find three generously sized bedrooms and a well-appointed family bathroom.

Outside, the property features a large, private, enclosed rear garden with a stylish decking area and a lush lawn, providing the perfect space for family gatherings and relaxation. The home also includes a driveway with ample parking.

Located in a popular, well-connected neighbourhood close to shops, schools, and transport links, this property promises a comfortable and convenient lifestyle. Don't miss out!



Entrance Hallway

Composite entrance door to the front elevation. Double glazed windows to the front elevation. Wall mounted radiator. Tiled flooring. Built-in storage cupboard housing the combination boiler. Staircase to the first floor landing. Internal doors leading into the lounge, utility room and ground floor WC

Lounge

17'11" x 11'6" approx (5.48 x 3.52 approx)

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

Utility Room

8'11" x 5'4" approx (2.72 x 1.65 approx)

Double glazed window to the side elevation. Tiled flooring. A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with a mixer tap above. Space and plumbing for an automatic washing machine.

Ground Floor WC

5'11" x 6'4" approx (1.81 x 1.94 approx)

Double glazed window to the side elevation. Tiled flooring. Vanity hand wash basin with mixer tap. WC.

Open Plan Living Kitchen Diner

21'8" x 14'8" approx (6.62 x 4.49 approx)

Feature skylights. Tiled flooring. Vertical wall mounted radiator. Tiled splash backs. Spotlights to the ceiling. A range of wall, base and drawer units with worksurfaces over incorporating a double sink and drainer unit with mixer tap. Breakfast bar with ample seating space. Integrated double electric oven and microwave. 4 ring induction hob.

Games Room / Study

11'9" x 8'8" approx (3.60 x 2.65 approx)

Double glazed window to the rear elevation. Laminate flooring. Wall mounted radiator.

First Floor Landing

Double glazed window to the side elevation. Carpeted flooring. Access to the loft. Internal doors leading into the bedroom 1, 2, 3 and the family bathroom.

Bedroom 1

11'6" x 11'6" approx (3.53 x 3.51 approx)

Double glazed windows to the front elevation. Carpeted flooring. Wall mounted radiator.

Bedroom 2

11'3" x 8'0" approx (3.45 x 2.45 approx)

Double glazed windows to the rear elevation. Carpeted flooring. Wall mounted radiator.

Bedroom 3

7'10" x 8'0" approx (2.41 x 2.44 approx)

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

Bathroom

Three piece white suite

Front of Property

To the front of the property there is a driveway providing off the road parking, a laid to lawn garden with a range of shrubbery and plants with fencing surrounding.

Rear of Property

To the rear of the property there is an enclosed rear garden with a decked area, steps leading down to a further decked area - perfect for barbecues and outdoor entertaining, more steps leading down to a laid to lawn garden, a space for a shed with fencing and hedging surrounding.

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

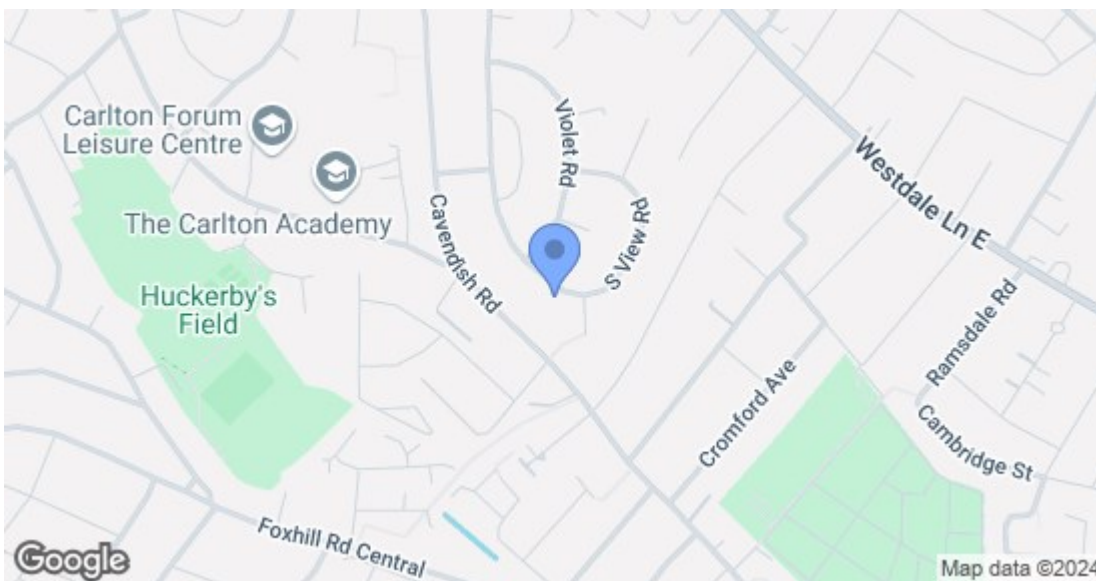
Flood Defences: No

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		63	
(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.