



**Westdale Lane
Carlton, Nottingham NG4 3JU**

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

Offers Over £200,000 Freehold



Robert Ellis Estate Agents are delighted to present this charming three-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 entrance porch that leads into a spacious hallway. The ground floor features a comfortable lounge with a bay-fronted window and a modern open-plan fitted kitchen/dining area, perfect for family meals and gatherings.

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, the third bedroom, and a modern refitted family bathroom.

Outside, the property benefits from a large driveway and both front and rear gardens. The rear garden is thoughtfully landscaped with a large area of artificial lawn and a patio, 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!



Entrance Porch

UPVC double glazed entrance door to the front elevation, original tiled flooring and internal glazed door to:

Entrance Hallway

12'5" x 16'11" approx (3.78m x 5.16m approx)

Tiling to the floor, stairs to the first floor landing, ceiling light point, wall mounted radiator, meter cupboard, understairs storage cupboard providing useful additional storage space and UPVC double glazed window to the side, original panelled doors to:

Living Room

11'6" x 13'9" approx (3.51m x 4.19m approx)

UPVC double glazed sectional bay window to the front elevation, wall mounted radiator, ceiling light point, picture rail.

Open Plan Dining Kitchen

19' x 12'7" approx (5.79m x 3.84m approx)

With a range of matching contemporary wall and base units incorporating a wooden work surface over, modern sink with swan neck mixer tap, space and point for free standing cooker with glass splashback and stainless steel extractor hood over, integrated dishwasher, space and point for a free standing fridge freezer, space and plumbing for an automatic washing machine, UPVC double glazed window to the rear, UPVC double glazed French doors leading to the landscaped rear garden, ceiling light point, recessed spotlights to the ceiling, laminate flooring, ample space for both sitting and dining and a wall mounted air conditioning unit.

First Floor Landing

UPVC double glazed window to the side, loft access hatch, ceiling light point, panelled doors to:

Bathroom

6' x 6'9" approx (1.83m x 2.06m approx)

UPVC double glazed window to the rear, modern white three piece suite comprising of a P shaped panelled bath with mains fed rainwater shower head above, semi recessed vanity wash hand basin with storage cupboards below, low flush w.c., chrome heated towel rail, feature tiled splashbacks, recessed spotlights to the ceiling, extractor fan.

Bedroom 1

11'7" x 12' approx (3.53m x 3.66m approx)

UPVC double glazed window to the front, ceiling light point, wall mounted radiator, picture rail.

Bedroom 2

11'8" x 12'10" approx (3.56m x 3.91m approx)

UPVC double glazed window to the rear, ceiling light point, coving to the ceiling, wall mounted radiator, built-in wardrobes with sliding mirror doors.

Bedroom 3

7'5" x 7'9" approx (2.26m x 2.36m approx)

UPVC double glazed window to the front, wall mounted radiator, ceiling light point.

Outside

To the front of the property there is a pathway leading to the front entrance door, hedge and fence to the boundaries and low maintenance gravelled driveway area.

To the rear there is a landscaped garden with a paved patio area, fencing to the boundaries and low maintenance artificial lawn.

Council Tax

Gedling Borough Council Band B

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 15mbps Superfast 80mbps

Ultrafast 1000mbps

Phone Signal – EE, Three, O2, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water low

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

955NM/HM





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		62	
(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.