



Ferndale Road,
Carlton, Nottingham
NG3 7BE

£265,000 Freehold



A SPACIOUS THREE-BEDROOM DETACHED FAMILY HOME IN THE HEART OF CARLTON

Robert Ellis Estate Agents are delighted to bring to the market this well-presented and spacious three-bedroom detached home, ideally situated in the sought-after area of Carlton, Nottingham.

Positioned in a popular residential location, this property benefits from excellent transport links into Nottingham city centre and surrounding towns and villages, making it ideal for commuters and families alike. A wealth of local amenities are within easy reach, including Carlton Forum Leisure Centre, while highly regarded schools such as Porchester Junior School, Standhill Infants' School, Hogarth Academy, and The Carlton Junior Academy are just a short distance away.

Upon entering the home, you are welcomed into a spacious hallway, providing access to a bright and airy lounge with a bay-fronted window, a fitted kitchen/dining area, and a ground floor WC. To the rear, a conservatory overlooks the garden, offering additional versatile living space.

The first-floor landing leads to three well-proportioned bedrooms, including a generous primary bedroom with a large bay window to the front elevation, a second double bedroom, and a third single bedroom, all of which are serviced by a modern family bathroom.

Externally, the property boasts a large driveway with a carport, a spacious garage/workshop to the rear, and front and rear gardens. The substantial rear garden features a lawned area and a patio, perfect for entertaining and enjoying the warmer months.

This fantastic family home must be viewed to be fully appreciated. Contact our team today to arrange your viewing!



Entrance Hallway

8' x 11' approx (2.44m x 3.35m approx)

UPVC double glazed door with fixed double glazed window to the front elevation, wall mounted double radiator, staircase leading to the first floor landing, ceiling light point, linoleum floor covering, panelled doors leading off to rooms.

Ground Floor WC

3' x 4'5 approx (0.91m x 1.35m approx)

UPVC double glazed window to the front elevation, low level flush WC, wall hung vanity wash hand basin, tiled splashbacks, wall light point, under stairs storage providing useful additional storage space housing electrical consumer unit and meters.

Dining Kitchen

14'9 x 7'6 approx (4.50m x 2.29m approx)

UPVC double glazed window to the side elevation with window and door to rear leading to the conservatory, serving hatch through to dining area, wall mounted double radiator, a range of matching wall and base units incorporating laminate work surface over, stainless steel sink with swan neck mixer tap above, space and plumbing for automatic washing machine, space and point for freestanding gas cooker, space and plumbing for freestanding dishwasher, space and point for fridge freezer, wall mounted glow worm gas central heating boiler, ceiling light point, linoleum floor covering, tiled splashbacks.

Living Room

10'11 x 20'4 approx (3.33m x 6.20m approx)

UPVC double glazed sectional bay window to the front elevation, ceiling light point, feature fireplace incorporating marble surround and hearth with electric fire, picture rail, feature wood panelled wall with internal door leading through to second reception/study.

Second Reception/Study

10'7 x 7'10 approx (3.23m x 2.39m approx)

Door to conservatory, ceiling light point, panelling to the walls, wall mounted double radiator, window to side elevation.

Conservatory

6'2 x 19'9 approx (1.88m x 6.02m approx)

Windows to rear elevation with glazed door providing access to enclosed landscaped rear garden, brick built dwarf wall, UPVC side access door to driveway and carport, wall light point with light and power, doors to study and fitted dining kitchen.

First Floor Landing

UPVC double glazed window to the front elevation, ceiling light point, dado rail, loft access hatch, panelled doors leading off to rooms.

Family Bathroom

4'7 x 9'11 approx (1.40m x 3.02m approx)

Two UPVC double glazed windows to the side elevation, low level flush WC, pedestal wash hand basin, tiled splashbacks, wall mounted radiator, ceiling light point.

Bedroom One

14' x 10'9 approx (4.27m x 3.28m approx)

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

Bedroom Two

13'8 x 10'11 approx (4.17m x 3.07m approx)

UPVC double glazed window to the rear elevation, wall mounted double radiator, ceiling light point, picture rail, built-in wardrobes providing ample additional storage space.

Bedroom Three

10' x 7'6 approx (3.05m x 2.29m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, dado rail, built-in wardrobes providing useful additional storage.

Front of Property

To the front of the property there is a driveway with further driveway and carport to the side providing ample off the road vehicle hardstanding.

Rear of Property

To the rear of the property there is an enclosed rear garden being laid mainly to lawn with walls and fencing to the boundaries, large paved patio area and freestanding brick built garage.

Garage

Up and over door to the front elevation, window to the side elevation, side access door.

Agents Notes: Additional Information

Council Tax Band: C

Local Authority: Nottingham

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

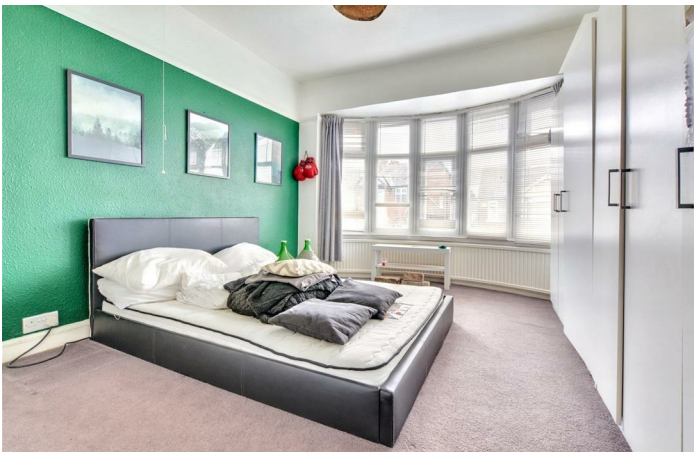
Flood Risk: No flooding in the past 5 years

Flood Defences: No

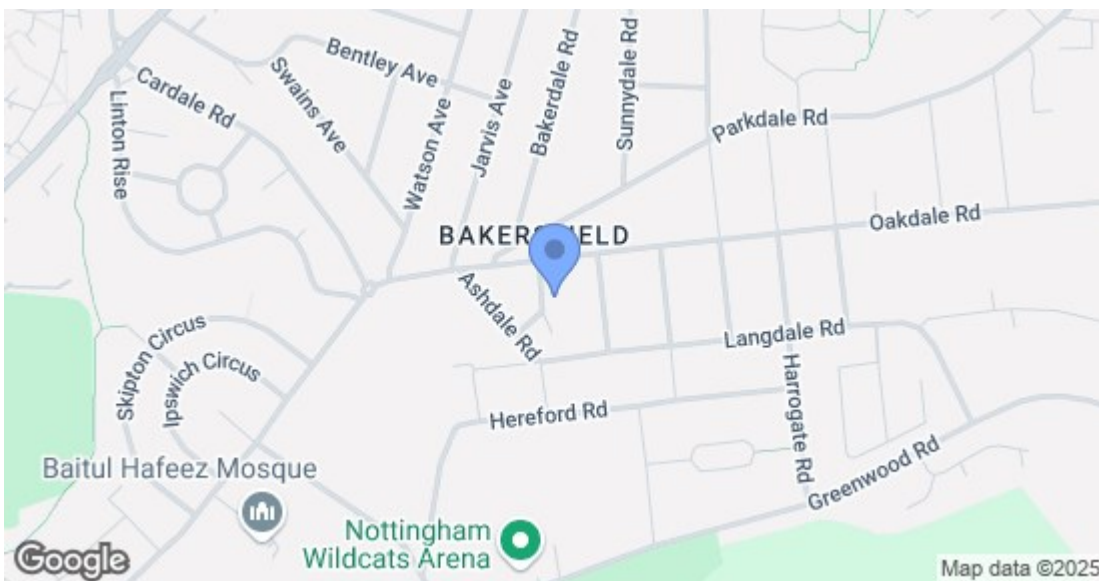
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



Robert Ellis
ESTATE AGENTS



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