



Prospect Road  
Carlton, Nottingham NG4 1LY

**Guide Price £300,000 Freehold**

A THREE BEDROOM RENOVATED  
DETACHED FAMILY PROPERTY.





\*\*\*Guide Price £300,000-£325,000\*\*\*

A beautifully presented and recently renovated three-bedroom detached home with an open plan dining kitchen, versatile garden room and off-street parking – situated in a popular and well-connected location within walking distance of local amenities and schools.

Robert Ellis are delighted to bring to the market this stylish and well-appointed three-bedroom detached property, offering a fantastic opportunity for buyers looking for a high-quality, move-in ready home in the heart of Carlton.

The property has been tastefully modernised by the current owners, with particular attention paid to the kitchen and bathroom, and now offers well-balanced accommodation that will suit a range of buyers, including families, professionals and those looking to upsize.

In brief the accommodation comprises: entrance hallway, spacious living room to the front, and a bright and airy open plan dining kitchen to the rear with modern units and integrated appliances, French doors leading out to the rear garden and ample space for a dining table. On the first floor are three well-proportioned bedrooms and a contemporary family bathroom fitted with a white three-piece suite.

Outside, the property sits back from the road with a driveway providing off-street parking. To the rear is a generous enclosed garden with lawn and patio seating area, as well as a block-built summerhouse with power and lighting, currently used as a gym but ideal for a range of uses including a home office, studio or hobby space.

Located on a quiet residential street, the property is within easy reach of a wide range of shops and amenities on Carlton Hill and is well placed for access to excellent transport links, including nearby bus routes and Carlton Train Station, offering quick and easy access into Nottingham city center. The area is also served by a choice of well-regarded schools, making this a great option for families.

An internal viewing comes highly recommended to fully appreciate the accommodation on offer.





### Front of Property

To the front of the property there is a driveway providing off the road vehicle hardstanding with secure gated access to further driveway to the side, low maintenance gravelled garden with plum slate, hedges to the front and side boundaries creating ideal screening.

### Entrance Porch

2'11" x 5'11" approx (0.64m x 1.80m approx)

UPVC double glazed door to the front elevation with fixed double glazed windows either side, quarry tile flooring, ceiling light point, internal original leaded glazed door leading through to inner entrance hallway.

### Inner Entrance Hallway

10'5" x 6'5" approx (3.18m x 1.96m approx)

Carpeted staircase leading to the first floor landing, wall mounted radiator, dado rail, useful understairs storage cupboard, meter cupboard, LVT flooring, leaded stain glass door to the front elevation with feature panels to either side and above, internal panelled doors leading off to;

### Living Room

10'4" x 13'10" approx (3.15m x 4.22m approx)

UPVC double glazed sectional bay window to the front elevation, recessed spotlights to the front elevation, recessed spotlights to the ceiling, coving to the ceiling, wall mounted radiator, stripped wood flooring, feature decorative fireplace incorporating wooden mantle, slate hearth.

### Open Plan Kitchen Diner

11'9" x 18' approx (3.58m x 5.49m approx)

This open plan modern kitchen diner benefits from having a range of matching wall and base units incorporating wooden worksurfaces over, large NEFF induction hob with extractor hood above, Belfast sink with swan neck mixer tap over, integrated dishwasher, space and point for a freestanding fridge freezer, space and plumbing for automatic washing machine, recessed spotlights to the ceiling, island unit incorporating integrated double oven, LVT flooring, UPVC double glazed window to the rear elevation, with sliding UPVC patio doors leading out to the rear landscaped garden, wall mounted radiator, ample storage and cabinet space

### First Floor Landing

UPVC double glazed window to the side elevation, loft access hatch, panelled doors leading off to;

### Loft

A large boarded space above insulation, accessed via an easy retractable ladder.

### Family Bathroom

7'2" x 6'01" approx (2.18m x 1.85m approx)

Modern white three piece suite comprising double ended panelled bath with mains fed shower above, floating vanity wash hand basin with mixer tap over, low level flush WC, UPVC double glazed window to the rear elevation, chrome heated towel rail, shaver point, extractor fan, ceiling light point, tiled splashbacks, tiling to the floor.

### Bedroom Three

7'10" x 6'10" approx (2.39m x 2.08m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, strip wood flooring, recessed spotlights to the ceiling.

### Bedroom One

10'6" x 14'02" approx (3.20m x 4.32m approx)

UPVC double glazed sectional bay window to the front elevation, recessed spotlights to the ceiling, coving to the ceiling, wall mounted radiator, strip wood flooring.

### Bedroom Two

10'11" x 12' approx (3.33m x 3.66m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, coving to the ceiling, recessed spotlights to the ceiling, strip wood flooring.

### Rear of Property

To the rear of the property there is an enclosed rear garden incorporating a paved patio area, garden laid to lawn with hedges and fencing to the boundaries, brick-built store, pathway leading additional summerhouse.

### Brick Built Store

5'07" x 2'7" approx (1.70m x 0.79m approx)

Secure access store with light and power.

### Summerhouse

8'10" x 14'01" approx (2.69m x 4.29m approx)

Light and power, sliding double glazed patio door looking back to main property.

### Agents Notes: Additional Information

Council Tax Band: C

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank: No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 12mbps Ultrafast 1800mbps

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

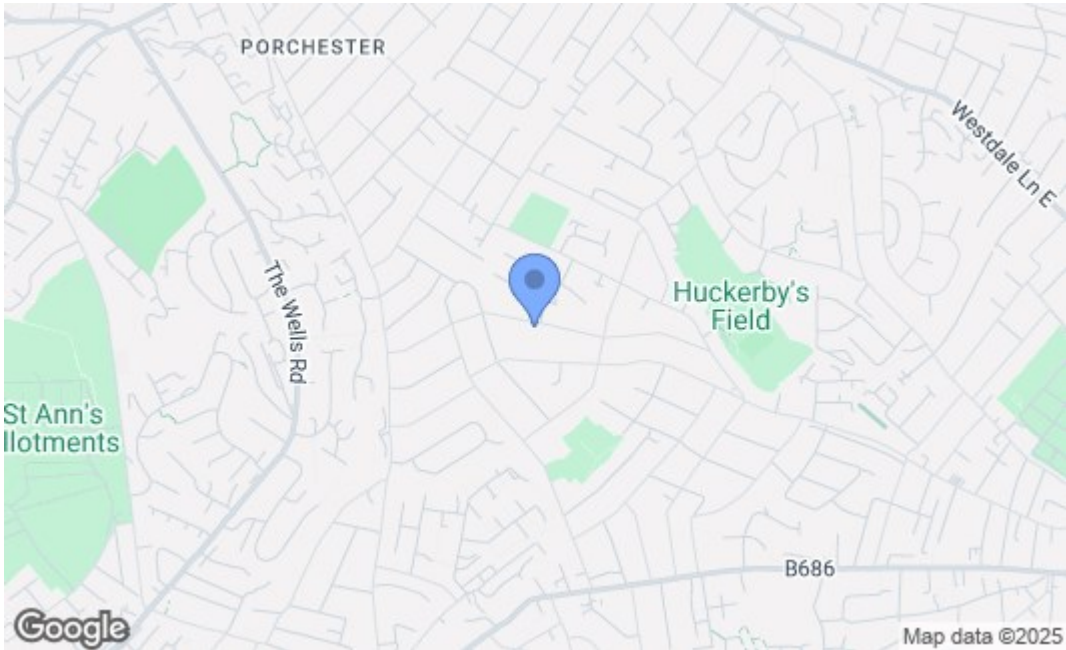
Any Legal Restrictions: No

Other Material Issues: No

Single storey extension with associated decking previously approved in 2020, potential subject to the buyers needs and requirements.



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	56	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.