

Foxhill Road  
Carlton, Nottingham NG4 1RA

CHARMING 3-BEDROOM SEMI-DETACHED  
HOME IN CARLTON

**£250,000 Freehold**



Robert Ellis are pleased to bring to market this well-presented three-bedroom semi-detached property, ideally situated on the popular Foxhill Road in Carlton. Offering a fantastic mix of traditional charm and modern family living, this home is perfect for first-time buyers, young families, or anyone looking to settle in a friendly, well-connected neighbourhood.

Set back from the road, the property benefits from a single driveway providing off-street parking. Step inside through the main entrance and into a welcoming hallway, where you'll find a convenient downstairs WC. To the front of the home is a cosy lounge currently used as a snug, complete with a charming bay window that allows for plenty of natural light and adds a warm, homely feel.

To the rear, the heart of the home lies in the spacious open-plan kitchen and dining area, which flows seamlessly through an archway into the conservatory. This bright and versatile space makes an ideal spot for entertaining or family meals, and benefits from dual access—one door leading to the side path and the other opening onto the rear garden. The garden itself is a great mix of patio and lawn, designed for easy maintenance and ideal for summer gatherings. An outbuilding offers additional storage, as well as a convenient outdoor toilet.

Upstairs, the property offers three well-proportioned bedrooms. There's a generously sized double bedroom to the front and another double to the rear, both offering ample space for furniture. The third bedroom is a large single, also rear-facing, and ideal for a child's room, home office, or guest space. A family bathroom completes the first-floor layout, and additional loft storage is available for added practicality.

Location-wise, Foxhill Road is perfectly positioned for access to a wide range of local amenities. Excellent primary and secondary schools are within easy reach, including the well-regarded Carlton le Willows Academy. Carlton and nearby Mapperley offer a variety of independent shops, supermarkets, cafés, and restaurants. For commuters, Nottingham city centre is just a short drive or bus ride away, and Carlton Railway Station is also close by, offering quick links to Nottingham and surrounding areas.

This is a fantastic opportunity to own a well-cared-for home in a thriving community. With its spacious layout, private garden, and superb location, this property is not to be missed. Early viewing is strongly recommended.



### Front of Property

To the front of the property there is a driveway providing off the road parking, steps leading up to the front of the property with ramp access to the side, side access gate.

### Entrance Hallway

Wooden entrance door to the front elevation leading into the entrance hallway incorporating wooden flooring, wall mounted radiator, carpeted staircase leading to the first floor landing, doors leading off too:

### Downstairs WC

5'2" x 2'9" approx (1.586 x 0.848 approx)

Electric consumer unit, handwash basin, WC, UPVC double glazed window to the side elevation, wall mounted radiator.

### Living Room

12'8" x 11'6" approx (3.865 x 3.513 approx)

UPVC bay fronted window to the front elevation, carpeted flooring, wall mounted radiator.

### Open Plan Kitchen Diner

19'9" x 12'5" approx (6.044 x 3.786 approx)

A range of matching wall and base units with worksurfaces over incorporating a double sink and drainer unit with swan neck mixer tap over, wall mounted radiator, tiled splashbacks, cooker with eight ring gas hob over and extractor hood above, space and point for a freestanding fridge freezer, integrated dishwasher, integrated fridge freezer, ample space for a dining table, archway leading through to the conservatory, LVT flooring throughout.

### Conservatory

Continuation of LVT flooring, UPVC double glazed windows to the side and rear elevations, UPVC door to the side elevation, UPVC double glazed French doors to the rear elevation leading to the enclosed rear garden, wall mounted radiator, power and lighting.

### First Floor Landing

Carpeted flooring, loft access hatch, doors leading off too:

### Family Bathroom

5'6" x 8'2" approx (1.679 x 2.508 approx)

Three piece suite comprising panelled bath with mains fed shower above, handwash basin with mixer tap, WC, tiling to the walls, tiling to the floors, two double glazed windows to the side elevation.

### Bedroom One

10'2" x 12'7" approx (3.113 x 3.844 approx)

LVT flooring, UPVC double glazed window to the rear elevation, wall mounted radiator.

### Bedroom Two

10'5" x 10'6" approx (3.192 x 3.209 approx)

LVT flooring, UPVC double glazed window to the front elevation, wall mounted radiator.

### Bedroom Three

9'4" x 7'1" approx (2.858 x 2.178 approx)

LVT flooring, UPVC double glazed window to the rear, wall mounted radiator.

### Rear of Property

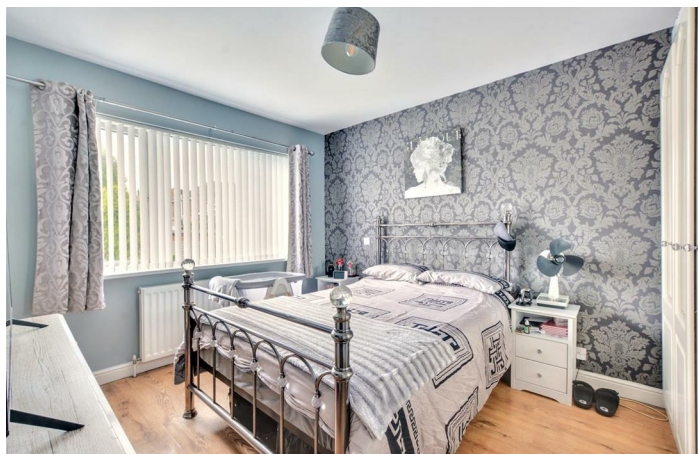
To the rear of the property there is an enclosed rear garden with patio area area, steps leading to raised lawn area, fencing to the boundaries, access to two outhouses.

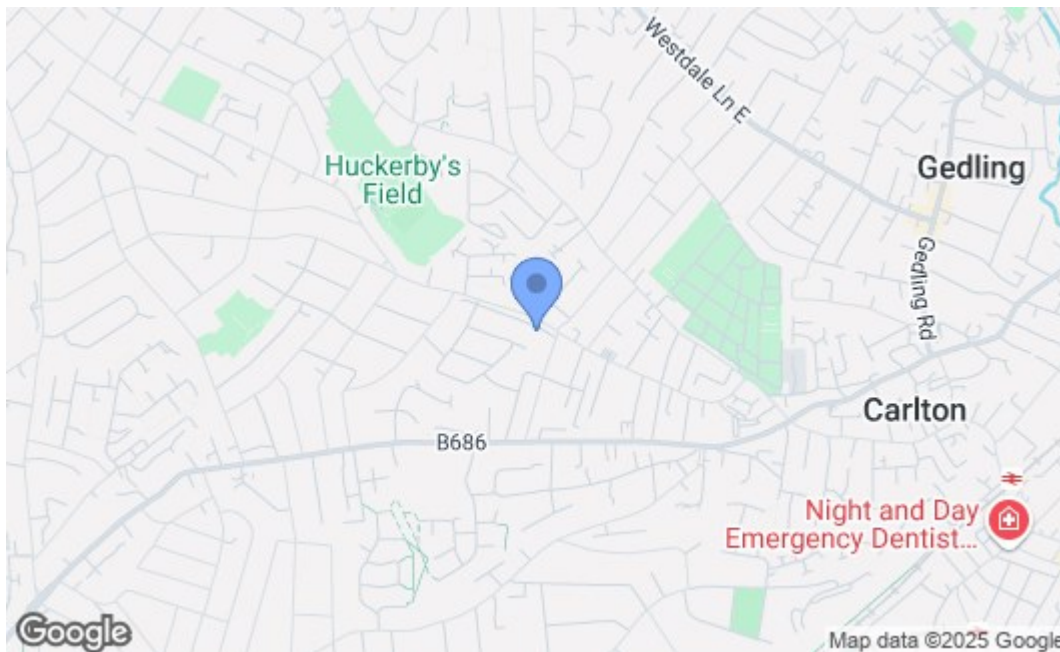
### Outhouse 1

Space and plumbing for washing machine, space and point for tumble dryer, spacious useful additional storage space.

### Outhouse 2

WC, shelving for useful additional storage space.





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			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.