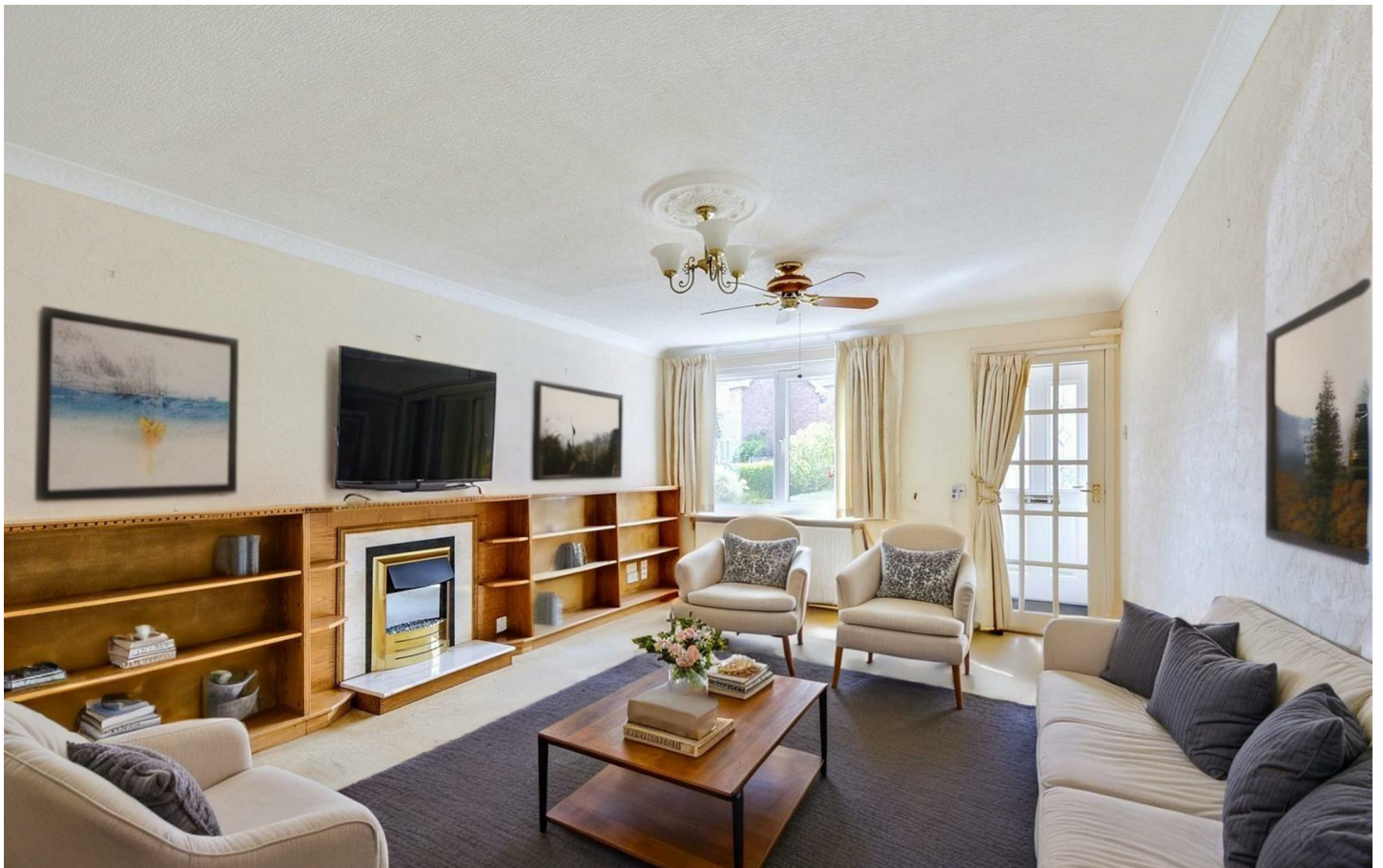




**Russet Avenue
Carlton, Nottingham NG4 3BT**

A TWO BEDROOM DETACHED
BUNGALOW, SELLING WITH NO UPWARD
CHAIN.

Asking Price £215,000 Freehold



A TWO BEDROOM DETACHED BUNGALOW SITUATED IN A SMALL, SOUGHT-AFTER CUL-DE-SAC IN CARLTON

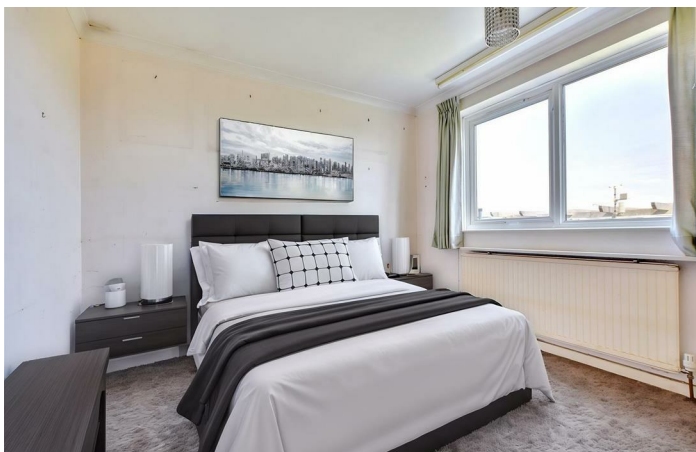
Robert Ellis are delighted to bring to the market this well-maintained and deceptively spacious two bedroom detached bungalow, offered for sale with the benefit of no upward chain.

The property offers well-proportioned accommodation throughout, including a generous lounge with feature fireplace, a fitted kitchen with integrated appliances, two bedrooms, and a modern shower room.

Further benefits include gas central heating, double glazing, an integral garage, and beautifully landscaped gardens to both the front and rear.

Ideally suited to those looking to downsize without compromising on quality or location, the property is tucked away in a quiet and convenient cul-de-sac setting within easy reach of local amenities.

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



Entrance Lobby

3'3 x 2'11 approx (0.99m x 0.89m approx)

Modern double glazed leaded door to the front elevation leading to the inner lobby, ceiling light point, coving to the ceiling, wall mounted radiator, internal glazed door leading through to living room.

Living Room

18' x 11'7 approx (5.49m x 3.53m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, coving to the ceiling, ceiling light point, ceiling rose, fireplace with living flame gas fire, marble hearth and surround, bespoke book shelving, doors leading through too:

Kitchen

7'9 x 12'7 approx (2.36m x 3.84m approx)

A range of matching wall and base units incorporating laminate worksurfaces over, stainless steel sink with mixer tap over, space and point for freestanding cooker, space and point for freestanding fridge freezer, linoleum floor covering, UPVC double glazed window to the side elevation, UPVC double glazed access door, tiled splashbacks, recessed spotlights to the ceiling, coving to the ceiling.

Inner Hallway

6'04 x 5'07 approx (1.93m x 1.70m approx)

Loft access hatch, ceiling light point, airing cupboard housing refitted BAXI gas central heating combination boiler, panelled doors leading off to:

Shower Room

5'07 x 5'10 approx (1.70m x 1.78m approx)

UPVC double glazed window to the side elevation, low level flush WC, vanity wash hand basin with storage cupboards below, walk-in shower enclosure with mains fed shower above, tiled splashbacks.

Bedroom One

12'2 x 10'11 approx (3.71m x 3.33m approx)

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

Bedroom Two

11'11 x 8'06 approx (3.63m x 2.59m approx)

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

Integral Garage

16'04 x 7'09 approx (4.98m x 2.36m approx)

Electric up and over door, light and power providing additional secure storage, UPVC double glazed side access door, shelving, space and plumbing for automatic washing machine.

Outside

Front of Property

To the front of the property there is a block paved driveway providing ample off the road vehicle hardstanding, pathway leading to the front entrance door, mature shrubs and trees planted to the front garden.

Rear of Property

To the rear of the property there is an enclosed landscaped rear garden incorporating patio areas, pergola with Indian sandstone patio, mature shrubs and trees planted to the borders, fencing to the boundaries, ornamental garden pond.

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 17mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

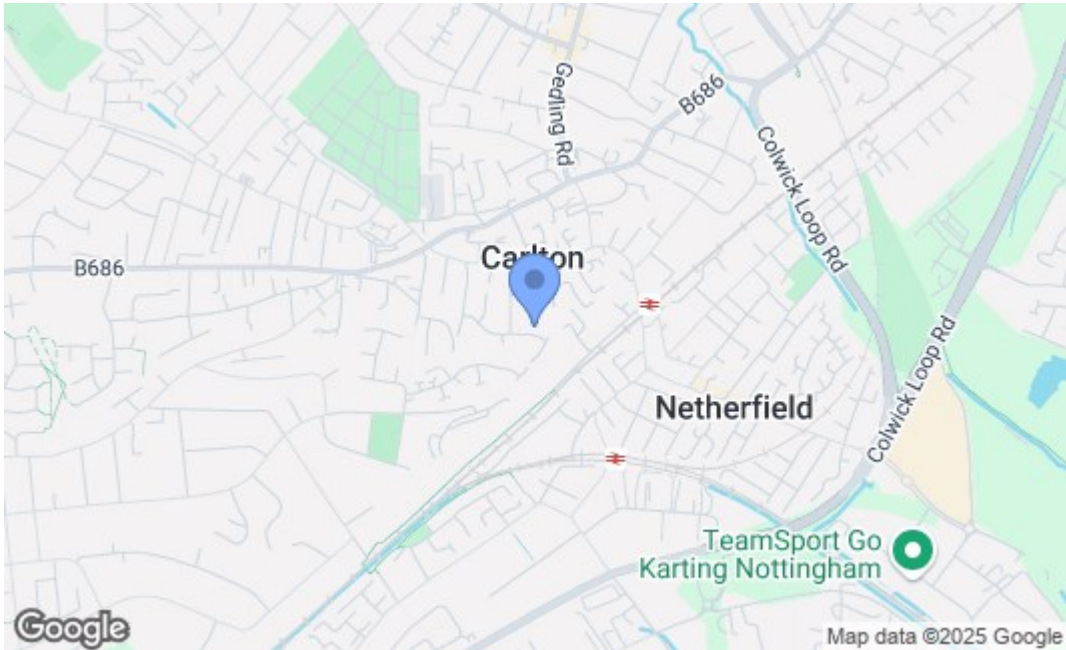
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





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.