



**Cavendish Road  
Carlton, Nottingham NG4 3SB**

BEAUTIFULLY REFURBISHED THREE-  
BEDROOM HOME WITH SPACIOUS  
GARDEN – PERFECT FOR FIRST-TIME  
BUYERS, FAMILIES, OR INVESTORS

**Offers Over £210,000 Freehold**





Welcome to this beautifully refurbished three-bedroom home, ideally situated in a sought-after residential area. Offering stylish interiors and generous living spaces, this property is perfect for first-time buyers, growing families, or savvy investors looking for a ready-to-move-into home.

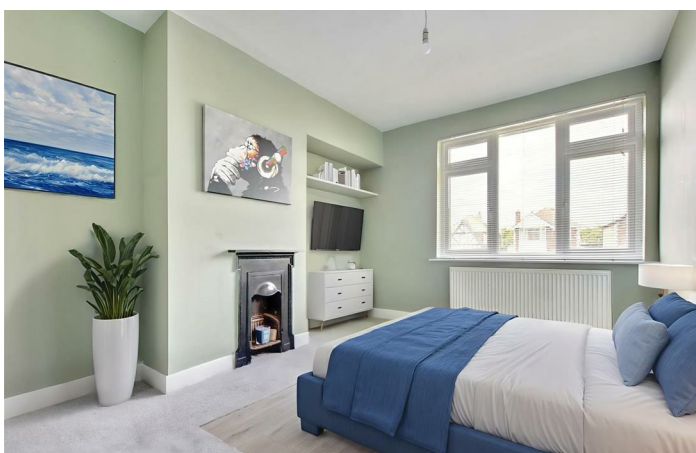
Step inside to discover a bright and welcoming living room, a perfect space to unwind after a long day or entertain friends and family. At the rear of the home lies the impressive open-plan kitchen and dining area, thoughtfully designed for modern living. With ample space for cooking, dining, and socialising, and direct access to the rear garden, it's ideal for summer BBQs or enjoying a peaceful morning coffee in the sunshine.

Upstairs, you'll find three well-proportioned bedrooms, including a spacious principal bedroom and two additional rooms that offer flexibility. Perfect as children's rooms, a home office, or even a walk-in wardrobe. The sleek, contemporary shower room is stylishly finished with quality fittings.

Outside, the standout feature is the exceptionally large rear garden – a rare find for this type of property. Whether you're looking for space for children to play, pets to roam, or to create your perfect outdoor retreat, this garden delivers. The front of the property also benefits from a private driveway offering off-street parking.

Located close to local shops, highly regarded schools, parks, and excellent transport links, this home offers the perfect blend of convenience, comfort, and privacy.

Early viewing is highly recommended - call us today to arrange your viewing on - 0115 6485485!



### Front of Property

To the front of the property there is a driveway providing off the road parking, gate leading to enclosed gravelled front garden, gated pathway leading to the entrance door, fencing to the boundaries.

### Rear of Property

To the rear of the property there is an enclosed tiered rear garden with paved patio area and further lawned areas, fencing to the boundaries, side access to the front of the property, external water tap.

### Entrance Hallway

UPVC entrance door to the side elevation leading into the entrance hallway comprising carpeted flooring, wall mounted electrical consumer unit, carpeted staircase leading to the first floor landing, door leading off to the lounge.

### Lounge

12'10" x 13'2" approx (3.926 x 4.018 approx)

Carpeted flooring, UPVC double glazed French doors to the front garden, fireplace, wall mounted radiator, door leading through to the kitchen.

### Kitchen Diner

A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap over, space and point for cooker, space and plumbing for washing machine, wall mounted Ideal gas central heating boiler, door to pantry, UPVC double glazed French doors to the rear elevation leading out to the rear garden, UPVC double glazed window to the rear and side elevations, laminate floor covering, wall mounted feature vertical radiator, breakfast bar providing ideal dining space, space and point for freestanding fridge freezer, tiled splashbacks, ample space for dining table.

### First Floor Landing

Carpeted flooring, loft access hatch, UPVC double glazed window to the side elevation, doors leading off to:

### Bedroom Three

6'7" x 6'7" approx (2.028 x 2.016 approx)

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

### Bedroom Two

9'10" x 9'7" approx (3.010 x 2.946 approx)

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

### Bedroom One

12'8" x 9'10" approx (3.874 x 3.010 approx)

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

### Bathroom

6'2" x 5'11" approx (1.901 x 1.811 approx)

UPVC double glazed window to the side elevation, quadrant shower enclosure with mains fed shower over, handwash basin with storage below and mixer tap over, WC, chrome heated towel rail, tiling to the walls, laminate floor covering, recessed spotlights to the ceiling.

### Agents Notes: Additional Information

The property was electrically re-wired in 2022 with certification available.

A new boiler was installed in 2023 alongside new radiators.

Council Tax Band: A

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 13mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

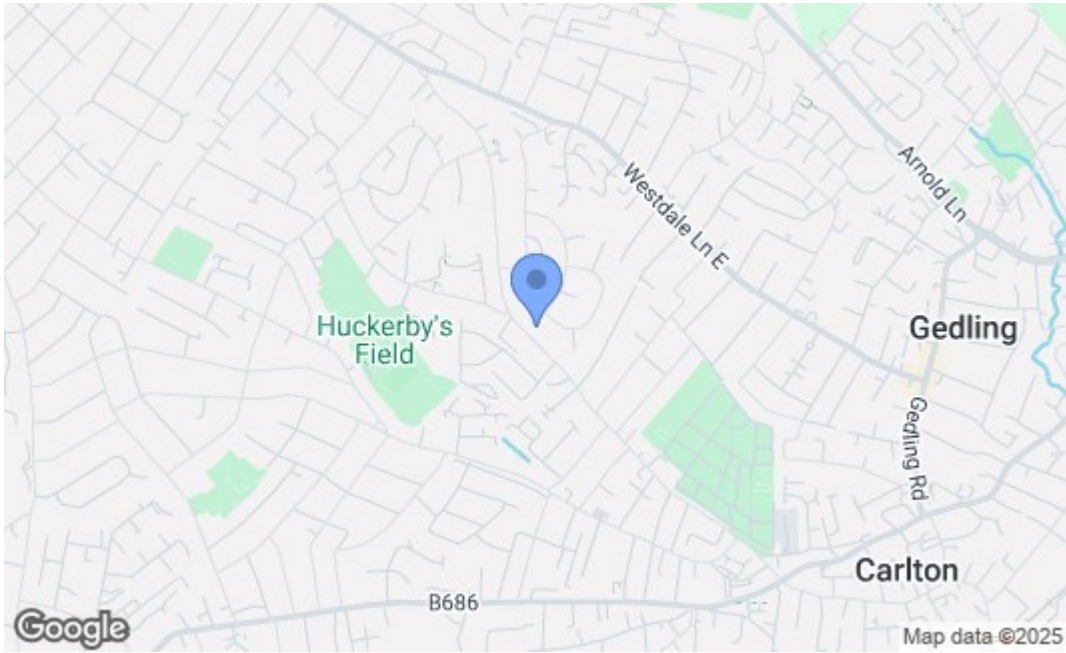
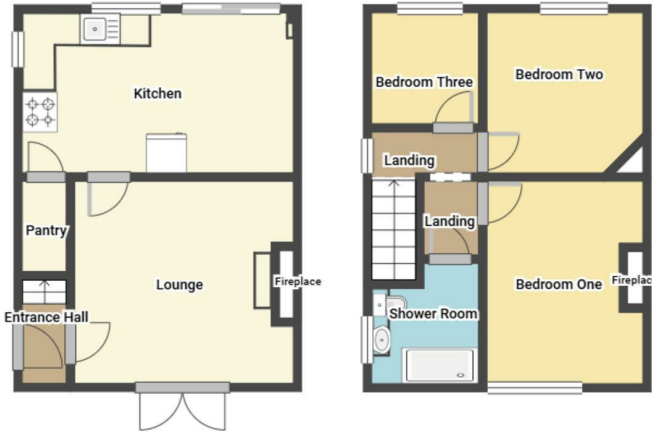
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No







| Energy Efficiency Rating  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A   |         | 89        |
| (81-91) B   |         |           |
| (69-80) C   |         |           |
| (55-68) D   | 66      |           |
| (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.