



**Church Drive  
Carrington, Nottingham NG5 2BA**

A WELL PRESENTED EXTENDED FAMILY  
HOME WITH THREE DOUBLE BEDROOMS  
SITUATED IN CARRINGTON,  
NOTTINGHAM!

**Offers In The Region Of £325,000 Freehold**





**\*\*MUST VIEW\*\* STUNNING FAMILY HOME WITH THREE DOUBLE BEDROOMS!\*\***

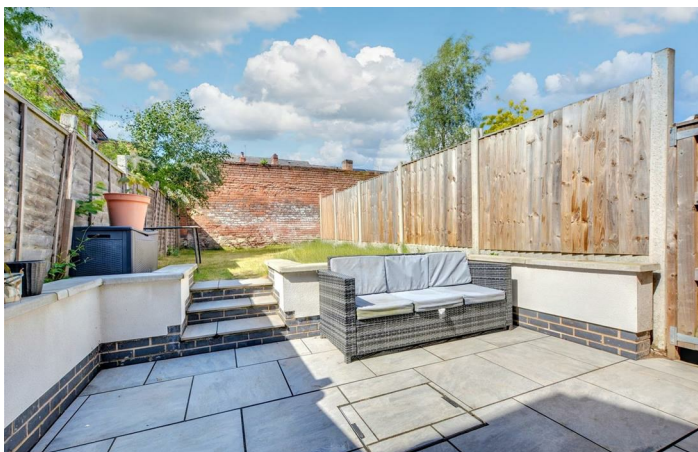
Situated in the ever-popular area of Carrington, Nottingham, this beautifully extended three-bedroom mid-terrace property offers spacious and versatile living across three floors. Perfectly placed close to local schools, shops, transport links, and within easy reach of Nottingham City Centre, this is a fantastic opportunity for families, professionals, or anyone looking for a ready-to-move-in home with character and space.

The property welcomes you with a bright entrance hallway, giving access to a bay-fronted lounge, stairs to the first floor, a convenient downstairs WC, and a stunning open-plan kitchen/dining/family area—the heart of the home. This space is perfect for entertaining, with bifold doors opening onto a private, enclosed rear garden. A door from the kitchen also leads to a useful cellar that has been carpeted and features power throughout; an ideal office or playroom and currently being used as a utility.

Upstairs on the first floor, you'll find two double bedrooms and a well-appointed family bathroom. The second floor boasts a spacious main double bedroom complete with its own ensuite bathroom, offering a peaceful retreat with plenty of natural light.

This well-proportioned and thoughtfully extended home blends traditional charm with modern convenience. An early viewing is highly recommended to fully appreciate what's on offer.

Don't miss out on this fantastic opportunity – book your viewing today!



### Entrance Hallway

Composite entrance door to the front elevation leading into the entrance hallway comprising LVT flooring, wall mounted radiator, carpeted staircase leading to the first floor landing, doors leading off to:

### Lounge

15'0" x 10'0" approx (4.59 x 3.06 approx)

UPVC double glazed bay fronted window to the front elevation, feature brick fireplace with log burner, wall mounted radiator, carpeted flooring.

### WC

2'11" x 5'3" approx (0.90 x 1.61 approx)

LVT flooring, wall mounted radiator, WC, vanity handwash basin with mixer tap over and storage below, recessed spotlights to the ceiling.

### Kitchen Diner

13'5" x 21'10" approx (4.10 x 6.66 approx)

LVT flooring, two wall mounted radiators, UPVC double glazed bi-folding doors leading out to the rear garden, skylight providing ample natural daylight, a range of wall and base units with worksurfaces over incorporating an inset sink | 1/2 bowl sink with swan neck mixer tap over, kitchen island providing ample storage and seating space comprising integrated oven with integrated induction hob over and feature extractor hood above also featuring built-in sockets, integrated dishwasher, integrated fridge and freezer, integrated washing machine, space and point for a freestanding fridge freezer, recessed spotlights to the ceiling, door leading to the cellar.

### Cellar

11'6" x 13'1" approx (3.52 x 3.99 approx)

Cellar comprises of two rooms featuring carpeted flooring, wall mounted radiator, storage, recessed spotlights to the ceiling, power throughout.

### First Floor Landing

Carpeted flooring, wall mounted radiator, recessed spotlights to the ceiling, carpeted staircase leading to bedroom one, doors leading off to:

### Bedroom Two

13'5" x 12'2" approx (4.11 x 3.73 approx)

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

### Bedroom Three

9'5" x 9'11" approx (2.89 x 3.03 approx)

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

### Family Bathroom

7'8" x 10'9" approx (2.35 x 3.30 approx)

LVT flooring, UPVC double glazed window to the side elevation, quadrant shower enclosure with mains fed feature rainwater shower head above, tiled splashbacks, WC, freestanding bath with freestanding mixer tap over, recessed spotlights to the ceiling, wall mounted radiator, vanity handwash basin with mixer tap.

### Bedroom One

10'9" x 20'5" approx (3.28 x 6.24 approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed window to the rear elevation, storage to the eaves, recessed spotlights to the ceiling, door leading to the en-suite shower room.

### En-Suite Bathroom

6'11" x 5'4" approx (2.12 x 1.63 approx)

LVT flooring, UPVC double glazed window to the rear elevation, handwash basin with mixer tap, WC, tiled splashbacks, panelled bath with mixer tap and mains fed shower over, recessed spotlights to the ceiling.

### Outside

#### Front of Property

To the front of the property there is a gated entrance pathway leading to the front entrance door, on-road parking is available.

#### Rear of Property

To the rear of the property there is an enclosed rear garden with spacious patio area with steps leading to lawned area, fencing to the boundaries, gates to either side for access, outdoor water faucet.

### Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps 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

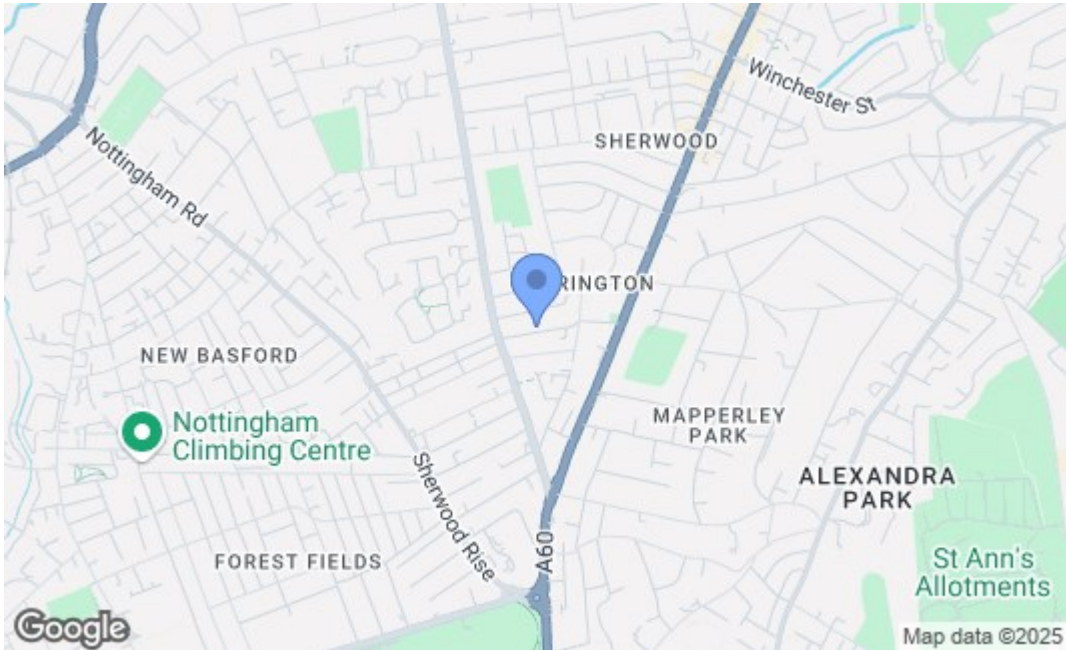
Any Legal Restrictions: No

Other Material Issues: No





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		
	65	79
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.