



**Belper Crescent  
Carlton, Nottingham NG4 3RQ**

A THREE BEDROOM DETACHED CHALET-  
STYLE BUNGALOW

**Guide Price £250,000 Freehold**



\*\*\* GUIDE PRICE £250,000 - £260,000 \*\*\*

ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS DETACHED CHALET-STYLE BUNGALOW IN A QUIET CUL-DE-SAC WITH FAR-REACHING VIEWS...

Situated at the end of a peaceful cul-de-sac, this well-maintained detached chalet-style bungalow offers flexible accommodation across two floors, ideal for families, downsizers or buyers seeking versatile living space.

The property is entered via a UPVC double glazed conservatory which provides a welcoming reception area and leads into the entrance hall. From here, access is provided to the main ground floor rooms, including the lounge, bedroom three, bathroom and dining kitchen, with stairs rising to the first floor.

The lounge is a comfortable and well-proportioned room featuring a living flame coal-effect gas fire set within a pine surround with marble hearth, creating a cosy focal point. The dining kitchen is fitted with a range of modern medium oak units, integrated appliances and ample space for dining, with doors and windows enjoying pleasant views over the rear garden and beyond.

There is a ground floor bedroom alongside a bathroom fitted with a champagne-coloured suite and shower, making the layout particularly suitable for buyers seeking ground-level living. To the first floor are two further bedrooms, both well sized, with the principal bedroom benefitting from fitted wardrobes and an en-suite washroom. The rear bedroom enjoys wide-ranging views across Gedling Borough and the Trent Valley.

Outside, the property occupies an attractive plot with a tarmac driveway and forecourt providing off-street parking, leading to a detached garage with power and lighting. The rear garden is mainly lawned with established borders and a gravelled seating area, perfectly positioned to take advantage of the open outlook.

An internal viewing is highly recommended to fully appreciate the location, layout and views on offer.



### Entrance Lobby

7'05 x 9'05 approx (2.26m x 2.87m approx)

UPVC double glazed entrance doors to the front and rear elevations, UPVC double glazed windows to the side and rear elevations, brick built dwarf wall, wall light point, internal glazed French doors leading to the inner entrance hallway.

### Inner Entrance Hallway

11'11 x 8'7 approx (3.63m x 2.62m approx)

Coving to the ceiling, ceiling light point, staircase leading to the first floor landing, wall mounted radiator, understairs storage providing useful additional storage space, doors leading off to:

### Living Room

13' x 13' approx (3.96m x 3.96m approx)

UPVC double glazed picture window to the front elevation, wall mounted radiator, coving to the ceiling, ceiling light point, wall light points, feature fireplace incorporating wooden surround, marble hearth and back panel with an inset living flame gas fire.

### Dining Room/Bedroom Three

9' x 11' approx (2.74m x 3.35m approx)

UPVC double glazed picture window to the front elevation, wall mounted radiator, ceiling light point, coving to the ceiling.

### Dining Kitchen

13' x 11'05 approx (3.96m x 3.48m approx)

A range of matching wall and base units incorporating granite worksurfaces over, 1.5 bowl stainless steel undercounter sink, tiled splashbacks, ceiling light point, coving to the ceiling, wall mounted radiator, integrated fridge freezer, integrated NEFF microwave, integrated NEFF double oven, NEFF induction hob with extractor hood over, storage cupboards providing useful additional storage space, airing cupboard housing Worcester Bosch gas central heating boiler along with space and plumbing for an automatic washing machine, UPVC double glazed window to the rear elevation, UPVC double glazed access door to the rear elevation.

### Family Bathroom

5'08 x 7'06 approx (1.73m x 2.29m approx)

UPVC double glazed window to the rear elevation, three piece suite comprising panelled bath with mains fed shower over, semi-recessed vanity wash hand basin with storage cupboards below, low level flush WC, heated towel rail, tiled splashbacks, tiling to the floor, ceiling light point.

### First Floor Landing

Ceiling light point, panelled doors leading off to:

### Bedroom One

11'03 x 13'03 (to the wardrobes) approx (3.43m x 4.04m (to the wardrobes) approx)

Wall mounted radiator, ceiling light point, built-in wardrobes providing ample storage space, ceiling light point, access to the eaves, UPVC double glazed window to the rear elevation, panelled door leading to the en-suite WC.

### En-Suite WC

4'11 x 5'04 approx (1.50m x 1.63m approx)

Low level flush WC, vanity wash hand basin with storage cupboards below, wall mounted radiator, Velux roof light providing natural daylight.

### Bedroom Two

9'01 x 13'05 approx (2.77m x 4.09m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, loft access hatch, access to the eaves providing useful additional storage space.

### Outside

#### Front of Property

To the front of the property there is a spacious driveway providing ample off the road vehicle hardstanding, gates and walls to the boundaries.

#### Rear of Property

To the rear of the property there is an enclosed low maintenance rear garden with large gravelled seating areas.

### Garage

32'2 x 8'2 approx (9.80m x 2.49m approx)

Up and over door to the front elevation, light and power, electrical consumer unit, gas meter point, UPVC double glazed door and window to the rear elevation providing access to the rear garden.

### 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 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

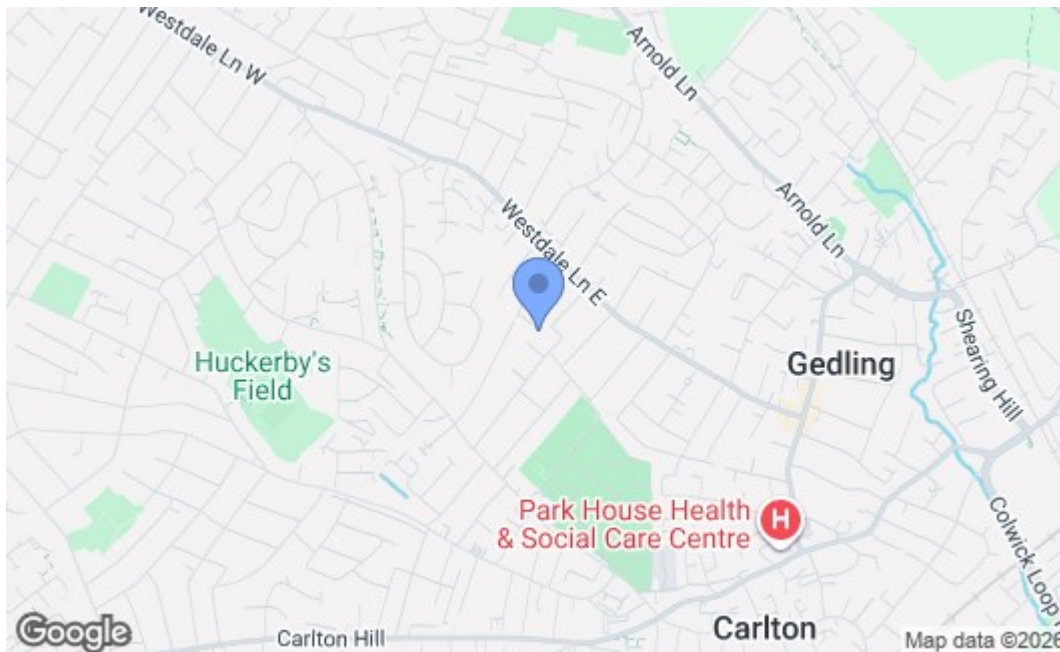
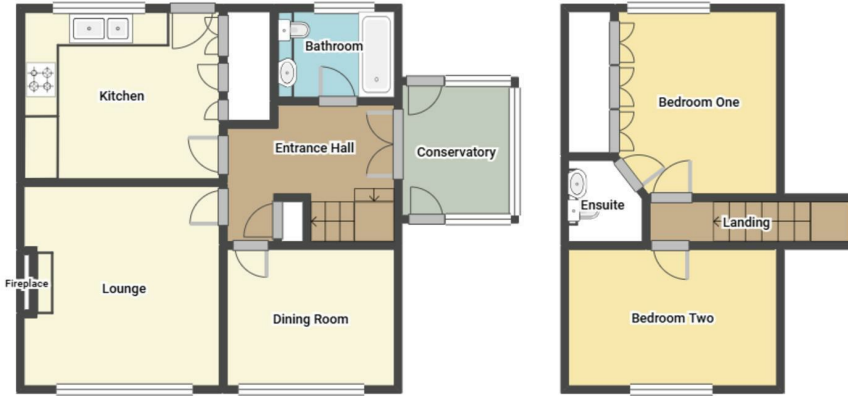
Flood Defences: No

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		72	79
(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 <sub>2</sub> ) Rating			
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.