

Palmer Crescent  
Carlton, Nottingham NG4 1ER

**£300,000 Freehold**

EXTENDED FOUR BEDROOM DETACHED  
FAMILY HOME, POSITIONED IN A QUIET  
AND SOUGHT AFTER CUL-DE-SAC  
LOCATION





A SPACIOUS AND EXTENDED FOUR BEDROOM DETACHED FAMILY HOME SITUATED IN A QUIET CUL-DE-SAC LOCATION WITH A GENEROUS REAR GARDEN, DRIVEWAY AND DOUBLE GARAGE, BEING WELL POSITIONED FOR EASY ACCESS TO CARLTON'S EXCELLENT LOCAL AMENITIES, SCHOOLS AND TRANSPORT LINKS.

Robert Ellis are delighted to bring to the market this well-presented and extended four-bedroom detached family home, positioned in a sought-after residential cul-de-sac location within Carlton. The property offers spacious and versatile accommodation throughout and would be ideal for a wide range of buyers, particularly families looking for a long-term home in a convenient and well-regarded area.

Upon entering the property, an entrance hallway provides access to the ground-floor living accommodation and stairs to the first floor. The main lounge is a bright and spacious reception room featuring a log burner and sliding patio doors which provide access to the rear garden, creating an excellent living and entertaining space. There is a separate dining room which offers flexibility for family dining, entertaining or use as an additional reception space.

The fitted breakfast kitchen is well equipped with a range of wall and base units, work surfaces and space for appliances, providing a practical and functional area for day-to-day family living.

To the first floor, the landing leads to four well-proportioned bedrooms, with the main bedroom benefiting from fitted wardrobes. The accommodation is served by a modern shower room with a separate WC, providing convenience for family living.

Externally, the property stands on a generous plot with a driveway to the front providing off-road parking for multiple vehicles and access to a detached double garage, offering excellent storage or workshop potential. To the rear, there is a generous and established garden featuring a large decked seating area, ideal for outdoor dining and entertaining, along with lawn and planted borders.

The property is located within easy reach of Carlton's wide range of shops, schools and amenities, along with excellent transport links to Nottingham city centre and surrounding areas.

This is an excellent opportunity to acquire a spacious and well-located family home, and an early viewing is highly recommended to fully appreciate the accommodation and location on offer.





### Entrance Lobby

6'04 x 10'09 approx (1.93m x 3.28m approx)

UPVC double glazed leaded entrance door to the front elevation leading into the entrance hallway comprising laminate flooring, UPVC double glazed windows to the front elevation, carpeted flooring leading to the first floor landing, wall mounted radiator, understairs storage, doors leading off to:

### Dining Room

12'04 x 10'4 approx (3.76m x 3.15m approx)

Two UPVC double glazed windows to the side elevation, ceiling light point, laminate floor covering, wall mounted radiator, useful understairs storage cupboard, archway leading through to the fitted kitchen.

### Fitted Kitchen

12'4 x 11'06 approx (3.76m x 3.51m approx)

A range of matching wall and base units incorporating laminate worksurfaces over, space and point for a freestanding Range cooker, space and plumbing for an automatic washing machine, 1.5 bowl stainless steel sink with mixer tap over, space and point for a freestanding fridge freezer, UPVC double glazed picture window to the rear elevation overlooking the rear garden UPVC double glazed door to the side elevation, breakfast bar providing additional seating space, tiled splashbacks, ceiling light point, wall mounted radiator.

### Living Room

11'05 x 21'4 approx (3.48m x 6.50m approx)

UPVC double glazed bay window to the front elevation, two wall mounted radiators, UPVC double glazed sliding doors leading through to the rear garden room, coving to the ceiling, ceiling light point, laminate flooring, Adams style fireplace incorporating tiled hearth and surround with cast iron wood burner.

### Garden Room

#### First Floor Landing

UPVC double glazed window to the side elevation, ceiling light point, loft access hatch, panelled doors leading off to:

#### Loft

Part boarded loft space housing the gas central heating combination boiler (fitted in 2022)

### Bedroom Four

6'6 x 10'7 approx (1.98m x 3.23m approx)

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

### Bedroom One

11'06 x 10'6 approx (3.51m x 3.20m approx)

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

### Bedroom Two

11'7 x 9'01 approx (3.53m x 2.77m approx)

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

### Bedroom Three

11'03 x 11'06 approx (3.43m x 3.51m approx )

UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light with integrated fan, built-in wardrobes providing ample additional storage space with further bedside tables.

### Family Bathroom

7'09 x 5'11 approx (2.36m x 1.80m approx )

Quadrant shower enclosure with mains fed rainwater shower over, pedestal wash hand basin, tiled splashbacks, chrome heated towel rail, linoleum floor covering, UPVC double glazed window to the side elevation, ceiling light point, extractor fan.

### Separate WC

4'8 x 2'07 approx (1.42m x 0.79m approx)

UPVC double glazed window to the side elevation, low level flush WC, ceiling light point.

### 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 16mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

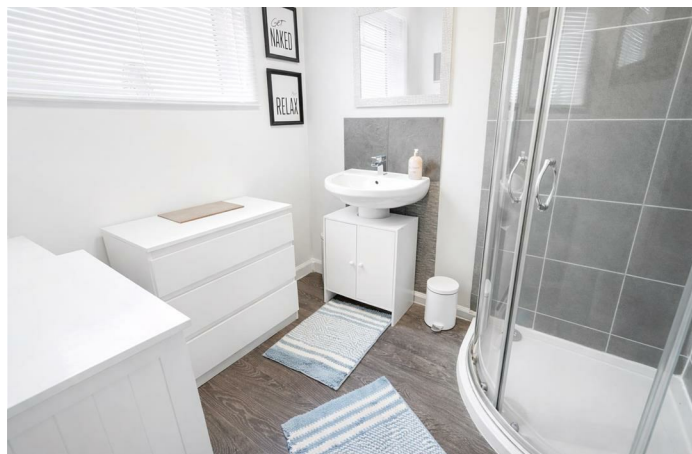
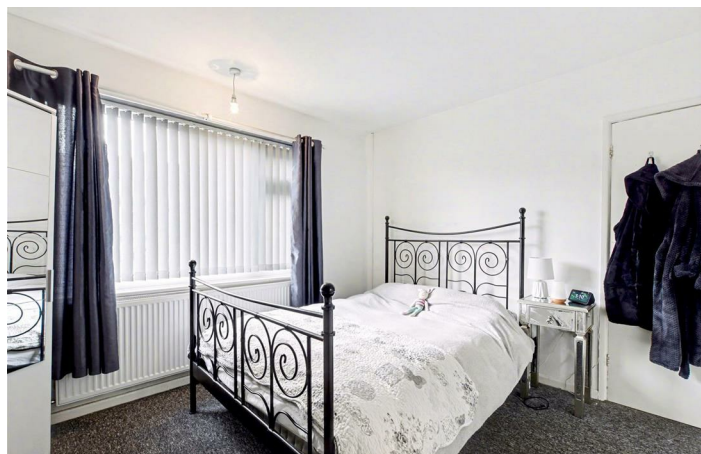
Flood Risk: No flooding in the past 5 years

Flood Defences: No

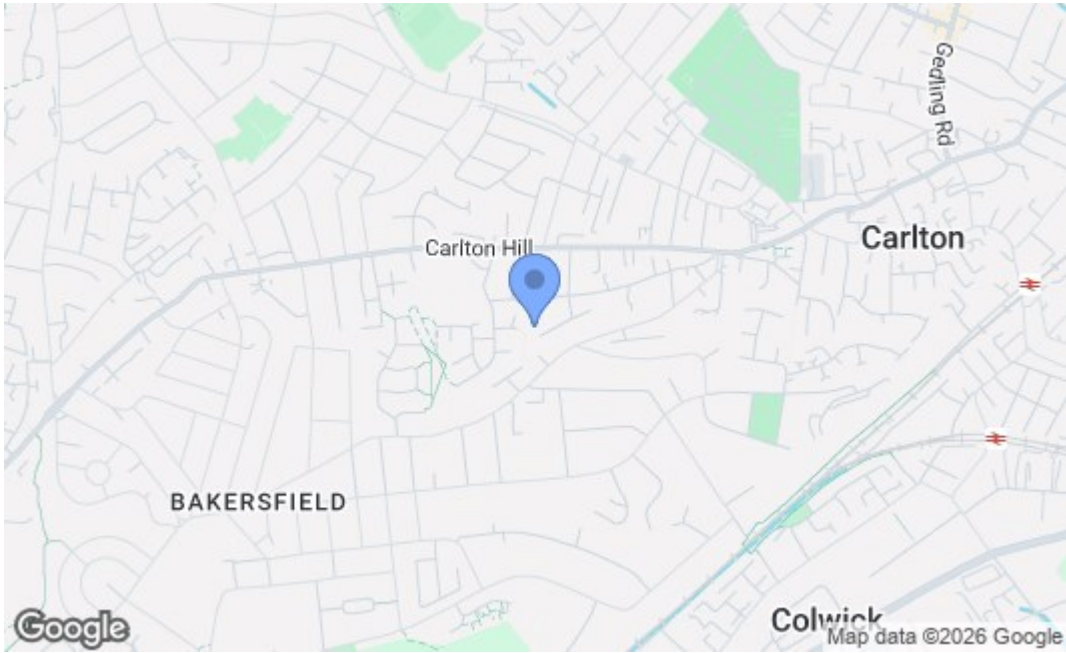
Non-Standard Construction: No


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		76
(55-68)	D	56	
(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.