



11 Carnarvon Drive, Burton Joyce,
Nottingham, Nottinghamshire, NG14 5ER

£375,000

Tel: 01636 816200

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

- Attractive Semi Detached Home
- Approx 1200 Ft2
- Bay Fronted Lounge
- 3 Double Bedrooms
- Mature Garden
- Superbly Extended
- Well Appointed Throughout
- Fantastic Living Style Kitchen
- Bathroom Plus En-suite
- Large Summerhouse with Storage

A superb opportunity to purchase an immaculately appointed and significantly extended semi-detached house offering an excellent level of accommodation extending to approximately 1200 square feet including a fantastic open plan living style kitchen to the rear with sitting, dining and kitchen areas.

The accommodation will no doubt be of huge appeal to families and includes an entrance hall, a bay fronted lounge and the large open plan dining kitchen to the rear. There is a useful utility space and ground floor W/C whilst to the 1st floor are 3 double bedrooms and the main bathroom plus an en-suite shower room.

The property occupies a lovely mature plot including an attractive landscaped frontage and an enclosed rear garden with both lawn and patio seating areas plus a large timber summerhouse with useful garden storage to the rear.

Viewing is highly recommended to appreciate the superb level of accommodation on offer.

ACCOMMODATION

A UPVC double glazed entrance door with decorative glazed panel leads into the entrance hall.

ENTRANCE HALL

With laminate flooring, a central heating radiator, stairs rising to the first floor, central heating thermostat and a door into the lounge.

LOUNGE

Located at the front of the property with laminate flooring, 2 central heating radiators, a UPVC double glazed bay window to the front elevation and a wall mounted electric fire.

LIVING, DINING, KITCHEN

A superb extension to the rear of the property creating a large L-shaped open plan living space with ceramic flooring throughout, 2 central heating radiators, downlights and 2 Velux rooflights to the ceiling plus a UPVC double glazed window and glazed double French doors onto the rear garden.

The kitchen area is fitted with a range of modern high gloss cream fronted units with contrasting granite effect worktops, upstands, splashbacks and windowsill. There is a 2 bowl stainless steel single drainer sink with mixer tap, recess for a range style cooker with chimney

extractor hood over, space for a wine cooler and an integrated Whirlpool dishwasher. (A wine cooler and range style cooker are to be included in the sale)

REAR UTILITY AREA

With ceramic tiled flooring, a central heating radiator, downlights to the ceiling, a UPVC double glazed door to the outside plus a utility space with fixed worktop, fitted cabinet storage and space for an appliance including *plumbing for washing machine*

GROUND FLOOR CLOAKROOM

Fitted with a modern suite including a vanity wash basin with mixer tap and tiled splashback, eco-flush toilet, tiled flooring, a central heating radiator, downlights to the ceiling, a UPVC double glazed obscured window to the side elevation.

FIRST FLOOR LANDING

Have an access hatch to the roof space which is majority boarded and has a pulldown loft ladder. UPVC double glazed obscured window to the side elevation and a central heating radiator.

BEDROOM ONE

Forming part of the rear extension with downlights to the ceiling, a central heating radiator, UPVC double glazed window to the rear elevation and a range of fitted wall-to-wall wardrobes with hanging rail, shelving, shoe racks and a dressing table with drawers.

BEDROOM TWO

A good sized double bedroom with central heating radiator, ceiling fan and a UPVC double glaze window to the front elevation.

EN SUITE SHOWER ROOM

A three-piece en suite shower room fitted with a concealed cistern WC with chrome flush plate, a half pedestal wash basin with mixer tap and a walk-in shower enclosure with glazed sliding door and mains fed shower. Downlights and extractor fan to the ceiling, splashbacks, tiled flooring, chrome towel radiator and a UPVC double glazed obscured window to the front elevation.

BEDROOM THREE

A double bedroom with central heating radiator and a UPVC double glazed window to the rear elevation.

FAMILY BATHROOM

Fitted in white including an eco- flush toilet, a pedestal wash basin with mixer tap and a freestanding double ended bath with central bath shower tap. Tiled flooring, extractor fan to the ceiling, a UPVC double glazed obscured window to the side elevation and a chrome towel radiator.

OUTSIDE

The property occupies a delightful and mature plot with a five bar timber gate to the front

leading to a gravelled frontage and paved patio edged with block pavers to the front door. The rear garden is enclosed with timber panelled fencing and has been landscaped to include an attractive paved patio area, winding block paved pathway, gravelled and planted beds and shaped lawn area, perimeter borders and including a large timber summerhouse with garden storage to the rear

Summerhouse/Garden storage - Measuring approximately 4.7m x 4.7 m and including double doors to the front which lead into the garden room. An internal dividing wall separates this room from the rear of the building which currently provides excellent garden storage and has a further door to the side.

COUNCIL TAX BAND

The property is currently registered as council tax band C

TO ARRANGE A VIEWING

Viewing Information - By appointment with the selling agents.

To arrange a viewing during office hours please call us on 01636 816 200.

For out of hours please either leave a voicemail or email southwell@richardwatkinson.co.uk and we will respond to your enquiry as soon as possible the following working day.

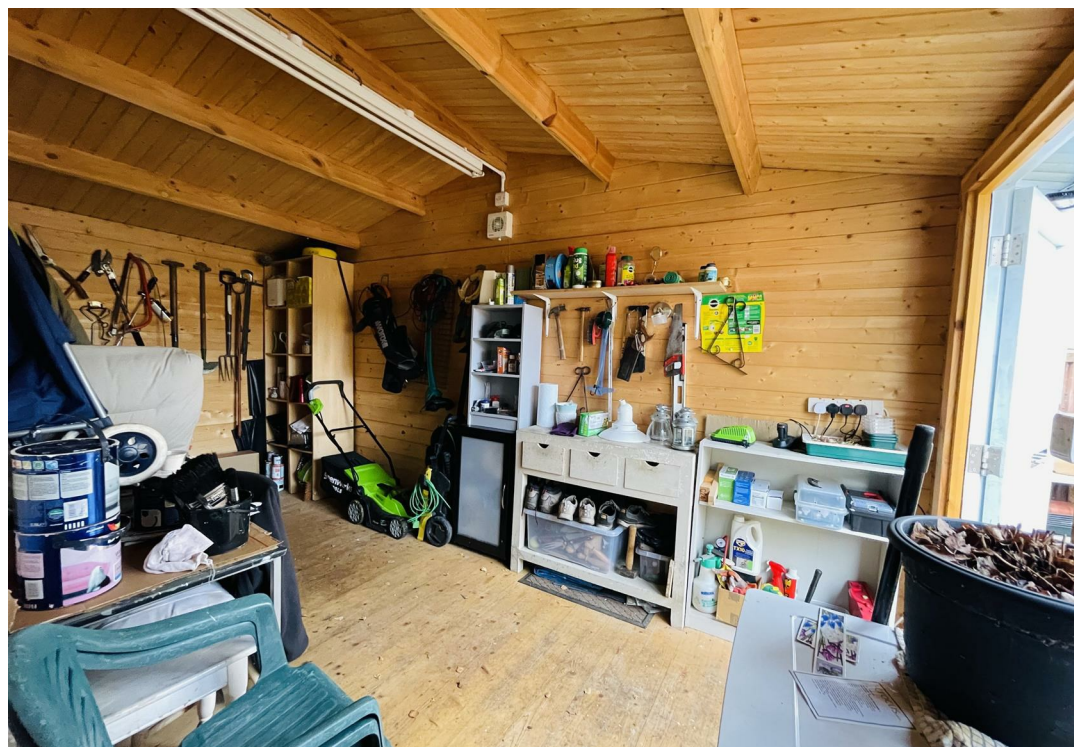








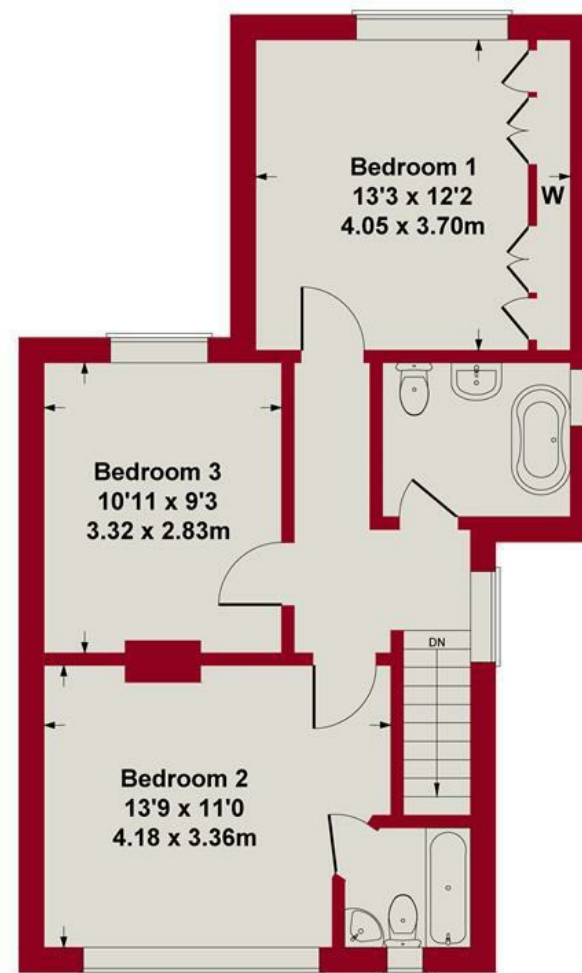




**Approximate Gross Internal Area
1249 sq ft - 116 sq m**



GROUND FLOOR



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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		
	76	86
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



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