

# JOHNSONS & PARTNERS

Estate and Letting Agency



## 20 KENSINGTON GARDENS, CARLTON

NOTTINGHAM, NG4 1EA

£375,000



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**NO CHAIN | Immaculately Presented Four Bedroom Detached Home | Modernised Throughout | Dining Kitchen | En-Suite | Wonderful Rear Garden | Driveway for Two Cars | Close to Local Amenities |**

Nestled within the sought-after Carlton district, this exquisite four-bedroom detached house boasts a prime location with the tranquil beauty of residential living. It represents an ideal haven for a range of buyers, particularly those seeking a family-friendly environment.

From the moment you step inside, you're greeted by an airy hallway that ushers you into a sophisticated lounge adorned with a statement bay window, drenching the space in sunlight and crafting an ambiance of warmth and hospitality. The residence features a secondary reception room, flexible in function; it can effortlessly transform into a formal dining area, a study for remote working, or a vibrant playroom for the little ones.

At the epicentre of this abode lies the modern kitchen and dining area, a culinary delight fitted with high-specification appliances, including a five-ring gas hob and a duo of single ovens. The kitchen is tastefully appointed with a contemporary breakfast bar for morning gatherings, while the adjoining dining space flows out onto the garden patio, ensuring seamless entertainment possibilities.

Ascending to the first floor, the property presents four substantial bedrooms, en-suite to the main bedroom and a deluxe family bathroom, replete with a stand-alone tub and a walk-in shower, enhanced by an in-built TV for a touch of opulence.

Externally, the home is just as impressive, offering a manicured garden and a private driveway accommodating two vehicles. Its proximity to exemplary educational institutions, a plethora of local conveniences, and efficient transport routes to Nottingham's bustling city centre, cements this residence as an outstanding choice for those seeking a life of comfort and convenience.

### Entrance Hallway

### Living Room

13'2" x 11'2" (4.03 x 3.41)

### Dining/Reception Room

12'1" x 7'8" (3.69 x 2.34)

### Breakfast Kitchen

26'1" x 9'0" (7.96 x 2.75)

### Ground Floor WC

### First Floor Landing

### Bedroom One

14'4" x 9'10" (4.37 x 3.01)

### En-Suite

11'5" x 4'11" (3.50 x 1.52)

### Bedroom Two

10'8" x 9'5" (3.26 x 2.89)

### Bedroom Three

8'4" x 7'5" (2.56 x 2.27)

### Bedroom Four

8'11" x 8'0" (2.72 x 2.45)

### Bathroom

8'3" x 6'5" (2.53 x 1.97)

### Agents Disclaimer

Disclaimer - Council Tax Band Rating - Gedling Council – Tax Band D

This information was obtained through the directgov website. Johnsons and Partners offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

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Third Party Referral Arrangements – Johnsons and Partners have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



## Road Map



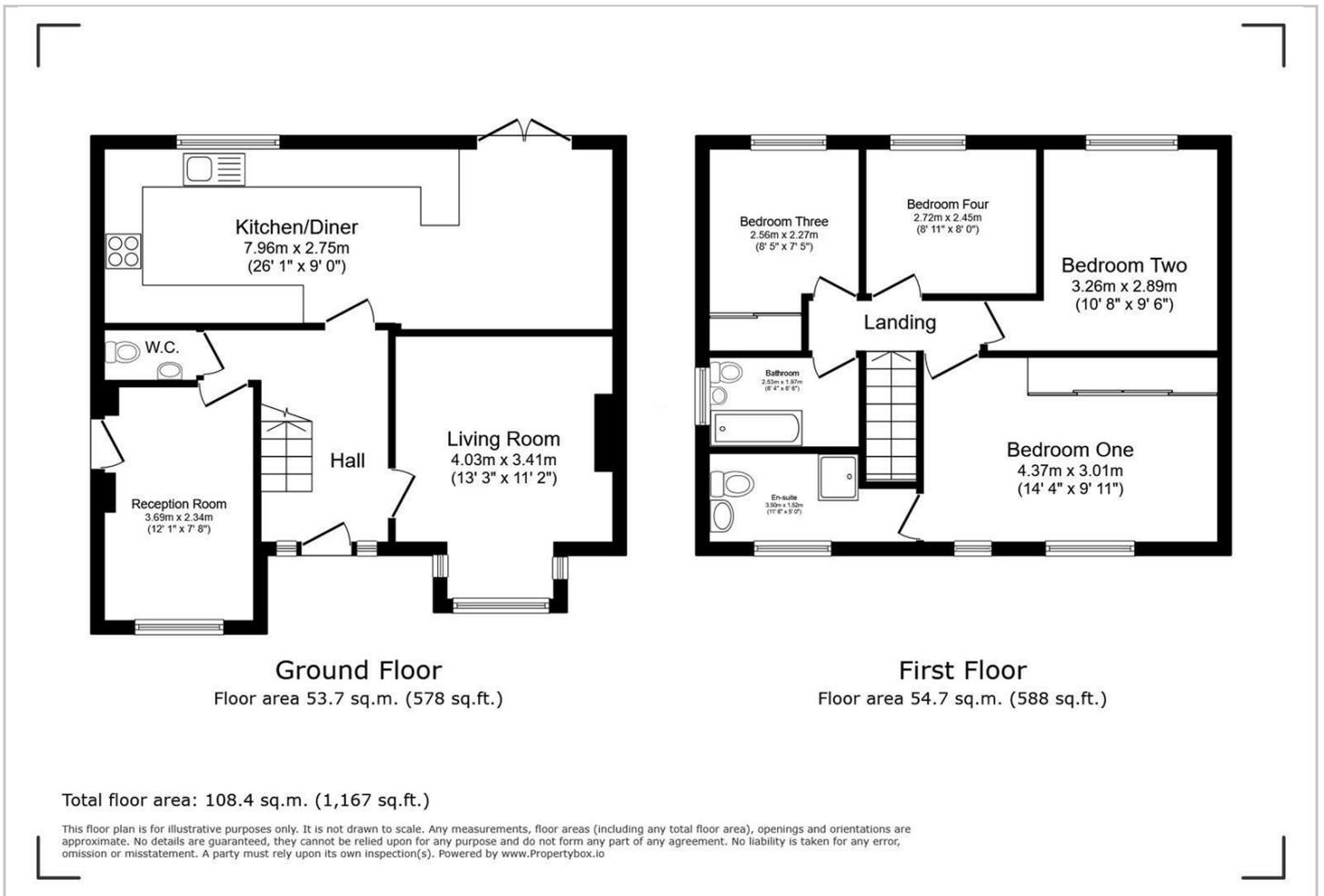
## Hybrid Map



## Terrain Map



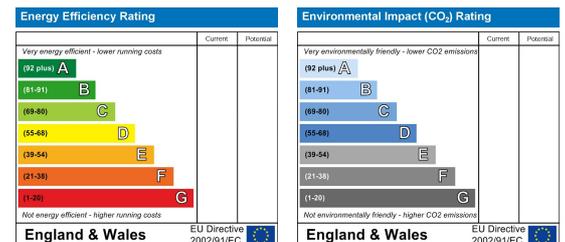
## Floor Plan



## Viewing

Please contact our Burton Joyce Office on 0115 931 2020 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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