

JOHNSONS & PARTNERS

Estate and Letting Agency



6 BROOKWOOD CRESCENT, CARLTON

NOTTINGHAM, NG4 1FU

GUIDE PRICE £300,000



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Guide Price - £300,000 - £325,000

Nestled in the heart of Carlton, this impressive 3-bedroom detached bungalow presents an extraordinary opportunity for a diverse array of buyers. Boasting a freehold tenure and spanning approximately 1,249sqft of well-arranged living space, the property showcases a blend of modern amenities and comfort, perfect for contemporary lifestyles.

Upon entering, one is welcomed by an inviting hallway leading to a well appointed kitchen diner, creating an ideal space for family meals and social gatherings. The adjacent living room, bathed in natural light, provides a tranquil setting for relaxation.

The main bedroom, with its dedicated en-suite, offers a private retreat, complemented by two additional well-sized bedrooms and a stylish family bathroom. Externally, the property does not fail to impress with a private, enclosed rear garden, offering a peaceful outdoor sanctuary.

Ample off-street parking is provided by a spacious driveway, accommodating multiple vehicles with ease. The location is second to none, set within a stone's throw of local schools, such as The Carlton Infant Academy, and a variety of amenities including shops, banks, and eateries lining Carlton Hill.

Residents benefit from convenient transport connections, with easy access to Carlton and Netherfield railway stations, as well as major road links like the A612 and A60, ensuring swift travel to Nottingham city centre and beyond.

Whether you're a growing family, a professional couple or downsizing, this home is a catch not to be missed, combining space, style, and a sought-after setting in the vibrant community of Carlton.

****Viewing is highly recommended to fully appreciate the allure of this Carlton gem.****

Entrance Hallway

Living Room

14'5" x 15'2" (4.40 x 4.64)

Dining/Breakfast Kitchen

17'0" x 11'5" (5.19 x 3.49)

Utility Area

6'0" x 9'0" (1.84 x 2.75)

Bedroom Two

14'7" x 12'0" (4.46 x 3.68)

Bedroom Three

8'3" x 12'3" (2.52 x 3.74)

Bathroom

8'3" x 7'11" (2.53 x 2.43)

First Floor Landing

Bedroom One

13'1" x 17'1" (4.01 x 5.22)

En-Suite

6'9" x 8'3" (2.06 x 2.52)

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

Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Johnsons and Partners have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Johnsons and Partners require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Johnsons and Partners removing a property from the market and instructing solicitors for your purchase.

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



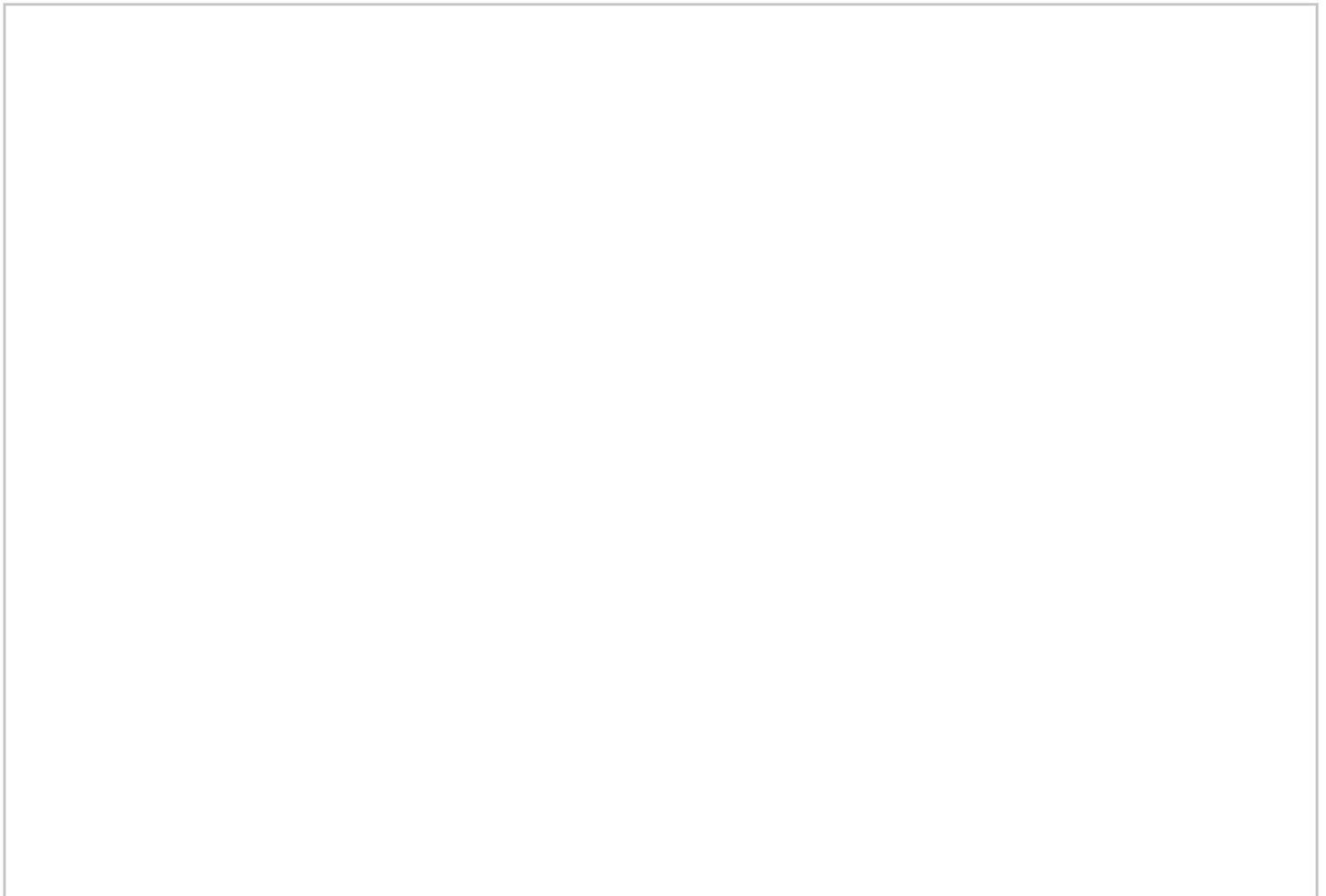
Hybrid Map



Terrain Map



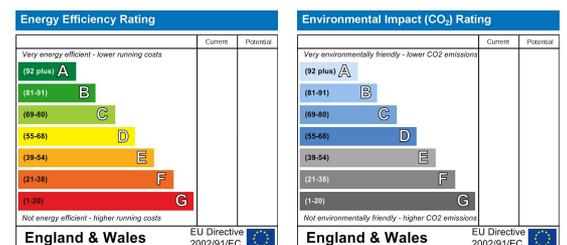
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.