

# JOHNSONS & PARTNERS

Estate and Letting Agency



**38 CHESTERFIELD STREET, CARLTON**

NOTTINGHAM, NG4 1EF

**£350,000**



# 38 CHESTERFIELD STREET

CARLTON, NOTTINGHAM, NG4 1EF

£350,000



Four Bedroom Detached Home | Beautifully Presented | Original Features Throughout | Stunning Dining Kitchen | Bi-Fold Doors to the Private West Facing Garden | Viewings are Highly Advised |

Located on the charming Chesterfield Street, this exquisite period detached property beckons you with its blend of elegance and modern living. Perfect for families, this home offers four generously proportioned bedrooms and a lavish four-piece bathroom suite that includes a free-standing bath and a separate shower, offering a touch of luxury for your daily rituals.

The property's interiors are meticulously designed, retaining original features such as high ceilings, picture rails, and coving that echo its historical grandeur. Step into the living room, where restored wood flooring adds warmth and character, complemented by a multi-fuel burner for cosy evenings, while French doors open onto a perfectly manicured rear garden, creating an inviting space for relaxation and entertainment.

Culinary enthusiasts will be delighted with the open-plan kitchen and dining room, showcasing beautiful herringbone flooring and bi-fold doors leading to a rear patio area, ideal for al fresco dining. The bespoke kitchen is a chef's dream, featuring quartz worktops, an integrated dishwasher, and a Belfast sink that marries functionality with style.

The property's West-facing gardens are a haven of tranquillity, while the convenience of a driveway with space for two cars adds to the allure of this home. Its location is superb, with local amenities and transport links within easy reach, ensuring that everything you need is just a stone's throw away.

This stunning property is not merely a house, but a home that promises a life of comfort and elegance. An absolute must-see, it stands ready to welcome a family seeking an exceptional living experience in Carlton.

## Entrance Hallway

Entrance Hallway

## Living Room

22'10" x 15'8" (6.97 x 4.80)

## Dining Room

10'1" x 10'0" (3.08 x 3.07)

## Kitchen

12'9" x 10'11" (3.90 x 3.35)

## Cellar

14'9" x 12'2" (4.50 x 3.73)

## First Floor Landing

## Bedroom One

12'1" x 11'5" (3.70 x 3.49)

## Bedroom Two

12'1" x 11'4" (3.70 x 3.46)

## Bedroom Three

10'0" x 6'8" (3.05 x 2.04)

## Bedroom Four

10'0" x 9'2" (3.05 x 2.80)

## Bathroom

## Important Purchaser Information

This Property is being sold on behalf of a Move Plus -

By law, Move Plus are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Additional charges (if applicable): • £25 + VAT per giflor

## Agents Disclaimer

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

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

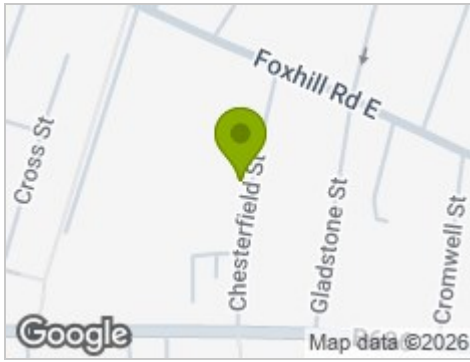
Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any 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



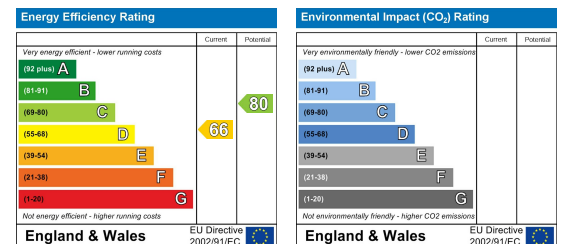
## Floor Plan



## 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.