

# JOHNSONS & PARTNERS

Estate and Letting Agency



**38 CHESTERFIELD STREET, CARLTON**

NOTTINGHAM, NG4 1EF

**£435,000**



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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

### 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

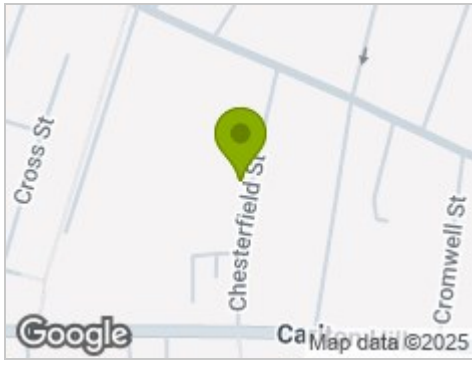
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Johnsons and Partners require any successful purchasers proceeding with a 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



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