

# JOHNSONS & PARTNERS

Estate and Letting Agency



## 1 DOVERIDGE ROAD, CARLTON

NOTTINGHAM, NG4 3GQ

£375,000



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CARLTON, NOTTINGHAM, NG4 3GQ

**£375,000**



Detached Family Home | Three Bedrooms | Extended | Open Plan Dining Kitchen | Driveway and Garage | Enclosed Rear Garden | Close to Local Amenities | Modern Bathroom | Viewings are Highly Advised |

Located in the popular area of Carlton, this delightful detached family home on Doveridge Road presents an exceptional opportunity for families seeking comfort, space, and modern living. With three well-proportioned bedrooms, this property effortlessly blends practicality with style, providing the perfect setting for family life.

Upon entering, the ground floor reveals an inviting living room, adorned with a warm wood burner, setting the stage for cosy evenings and relaxed downtime. The modern open-plan dining kitchen serves as the heart of the home, elegantly extended to the rear, and graced with bi-fold doors that seamlessly integrate the indoors with the outdoors, flooding the space with natural light and offering a picturesque view of the enclosed south-facing rear garden.

The practicalities of family living have been carefully considered with the inclusion of a convenient ground floor WC. Upstairs, three well-appointed bedrooms promise restful slumber, while the modern bathroom offers a serene space to rejuvenate.

Externally, the property benefits from a driveway and garage, ensuring ample parking for two vehicles. The location is a stone's throw away from local amenities, ensuring all the essentials are within easy reach.

With its captivating features, this home not only meets the needs of family living but exceeds them. Viewings are highly advised to fully appreciate the unique charm and potential of this residence. Don't miss out on the chance to make Doveridge Road your new family abode.

Entrance Porch

Entrance Hallway

Living Room

14'8" x 12'2" (4.49 x 3.71)

Open Plan Dining Kitchen

18'3" x 12'10" (5.57 x 3.92)

WC

First Floor Landing

Bedroom One

12'2" x 11'2" (3.72 x 3.42)

Bedroom Two

12'2" x 11'2" (3.72 x 3.41)

Bedroom Three

12'11" x 6'11" (3.94 x 2.13)

Bathroom

8'11" x 5'10" (2.74 x 1.80)

Garage

21'7" x 9'6" (6.58 x 2.90)

#### Agents Disclaimer

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

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

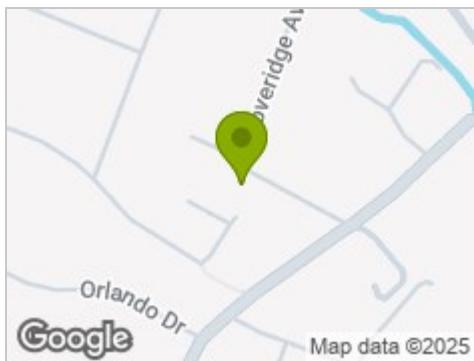
Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any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



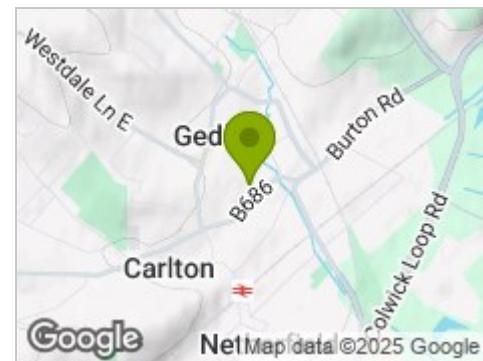
## Road Map



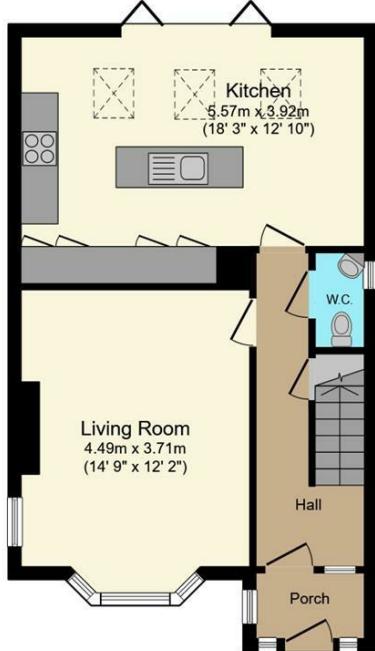
## Hybrid Map



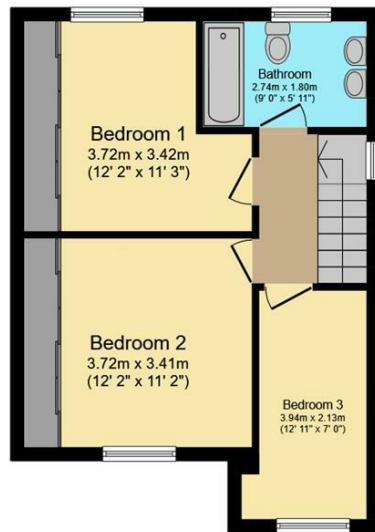
## Terrain Map



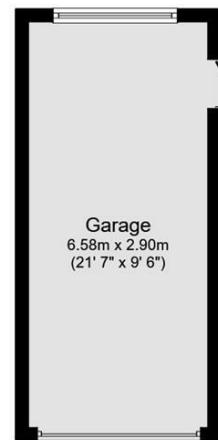
## Floor Plan



**Ground Floor**  
Floor area 50.6 sq.m. (545 sq.ft.)



**First Floor**  
Floor area 40.9 sq.m. (441 sq.ft.)



**Garage**  
Floor area 19.2 sq.m. (206 sq.ft.)

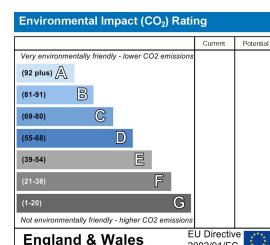
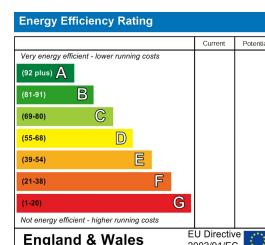
Total floor area: 110.7 sq.m. (1,192 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## 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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