



122 Parkdale Road, Carlton, NG4 1BX

£325,000



Marriotts







# 122 Parkdale Road Carlton, NG4 1BX

- Three bedrooms
- Three reception rooms
- Good sized hallway
- Corner plot with double garage
- Extended kitchen
- Feature multi-fuel stove

A very well-presented and extended three bedroom detached house within easy walking distance of Parkdale Primary school. The property also occupies a corner plot with detached rear double garage and parking, three reception rooms and an extended kitchen!

£325,000



## Overview

The main accommodation consists of a spacious entrance hallway, front sitting room with feature multifuel stove, separate rear living room with a feature gas fire leading through to the dining room and extended kitchen. Upstairs there is a four piece bathroom and three well-proportioned bedrooms, two of which have exposed original floorboards along with original internal doors throughout. The property also has UPVC double glazing, boarded roof space with loft ladder and light and gas central heating with a combination boiler installed in 2015 with the remainder of a 10-year warranty.

## Entrance Hall

With original stained glass front door and window, cupboard housing the smart electric meter and fuse board, stained glass diamond shaped side window, radiator, plate rail and doors to both reception rooms.

## Sitting Room

UPVC double-glazed bay window to the front, radiator, picture rail and fireplace recess with polished black marble hearth and multifuel stove.





## Living Room

With feature polished chrome pebble effect gas fire, two radiators, picture rail, UPVC double-glazed rear window, two UPVC double-glazed feature corner windows and door through to the dining area.

## Dining Area

With wood-style laminate flooring, radiator, built-in shelved cupboard and separate walk-in understair cupboard with shelving, light and UPVC double-glazed side window.

## Kitchen Area

A range of units with granite style worktops and inset one-and-a-half bowl sink unit and drainer with tiled splashback. Freestanding SMEG brushed steel five-ring range with brushed steel extractor canopy and pelmet downlights, plumbing for washing machine, stone tiled floor, UPVC double-glazed rear window and UPVC double-glazed window and door leading out to the side.

## First Floor Landing

Loft hatch with ladder into a partly boarded roof space which is also insulated with light.

## Bedroom 1

UPVC double glazed front window and radiator.

## Bedroom 2

With exposed original floorboards, UPVC double glazed side and rear windows, built-in cupboard housing the Ideal combination gas boiler, radiator and picture rail.

## Bedroom 3

Also with exposed original floorboards, UPVC double glazed rear window, radiator and picture rail.

## Bathroom

Consisting of bath with tiled surround, electric shower and glass screen, pedestal washbasin, toilet and bidet. Half tiling to the remaining walls, radiator, UPVC double glazed front and side windows, metallic mosaic tiled floor and matching border.

## Outside

Gated access to the front garden with a range of mature shrubs and plants. Side gated access leads to a gravelled area with a raised rectangular pond and access to a concealed store area and wood store. The lawn extends to the rear of the property where there is a halogen security light, conifer screening and a paved patio with door leading into the garage. Outside the garage is a Belfast sink with a cold water tap. The double garage has ample light and power, inspection pit, twin up and over doors, plumbing for a washing machine, washbasin and toilet.

## Material Information











TENURE: Freehold  
COUNCIL TAX: Gedling Borough Council Band C.  
PROPERTY CONSTRUCTION:  
ANY RIGHTS OF WAY AFFECTING PROPERTY:  
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS:  
FLOOD RISK:  
ASBESTOS PRESENT:  
ANY KNOWN EXTERNAL FACTORS:  
LOCATION OF BOILER: Second bedroom in a cupboard  
UTILITIES - mains gas, electric, water and sewerage.  
MAINS GAS PROVIDER:  
MAINS ELECTRICITY PROVIDER: Eon  
MAINS WATER PROVIDER: Severn Trent  
MAINS SEWERAGE PROVIDER: Severn Trent  
WATER METER:  
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.  
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.  
ELECTRIC CAR CHARGING POINT: not available.  
ACCESS AND SAFETY INFORMATION:











This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Please contact us on **0115 953 6644** should you wish to arrange to view this property or if you require any further information.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
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41 Plains Road, Mapperley, Nottingham, NG3 5JU  
0115 953 6644  
sales@marriotts.net

www.Marriotts.net

