



101 Burton Road, Carlton, NG4 3FP
£350,000



Marriotts



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- Traditional detached house
- Two spacious reception rooms
- Three large double bedrooms
- Large corner plot with detached garage
- Breakfast/dining kitchen & downstairs toilet
- NO UPWARD CHAIN

An attractive period detached family house standing on a large corner plot on the corner of Orlando Drive, with detached garage, gardens to three sides including a rear enclosed courtyard patio with outbuildings!

£350,000



Overview

Upon entering the property, you are greeted by a spacious hallway featuring the original front door and leaded windows, which add a touch of character to the home. The ground floor comprises two separate large reception rooms, providing ample living space, plus the well-appointed breakfast kitchen, with integrated oven & hob and rear entrance porch leading out to the courtyard garden.

The first floor accommodates three generously sized double bedrooms, each offering a different view of the surroundings. The main bedroom is particularly noteworthy, showcasing an original decorative cast-iron fireplace and hearth and exposed original floor boards, which enhances the room's charm and character.

This property is ideally situated close to open countryside, making it perfect for those who enjoy outdoor pursuits. Additionally, it is within easy reach of reputable schools and retail parks, ensuring that all essential amenities are conveniently accessible.

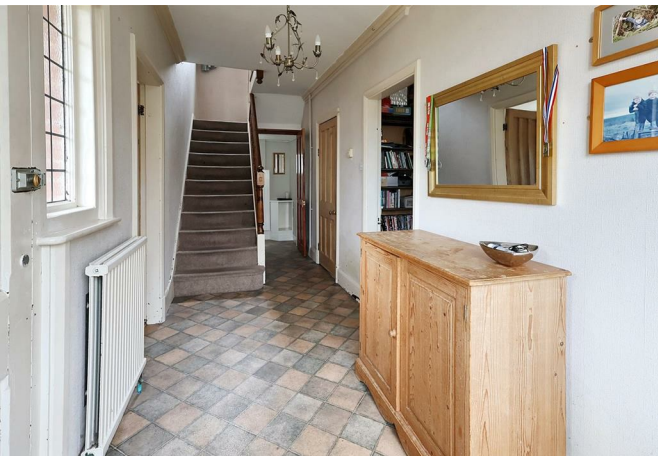
In summary, this detached house on Burton Road presents an excellent opportunity for families seeking a spacious and characterful home in a desirable location. With its blend of original features and modern conveniences, it is sure to appeal to a wide range of buyers and is for sale with no upward chain.

Entrance Hall

A spacious entrance hallway with original front entrance door and leaded windows, UPVC double glazed side window, radiator, tile effect vinyl flooring and spindled staircase to the first floor landing. Doors to both reception rooms, breakfast kitchen and downstairs toilet.

Downstairs Toilet

Consisting of a pedestal wash basin and a dual flush toilet with tile effect vinyl flooring. UPVC double-glazed window and meter cupboard with RCD board.



Lounge

With recessed open grate fireplace with decorative plaster surround and tiled hearth, two wall light points, two radiators, UPVC double glazed bay window to the front and UPVC double glazed window to the side.

Dining Room

Living flame coal effect gas fire with surround and tiled hearth, UPVC double glazed front window and radiator.

Breakfast Kitchen

A range of wall and base units with granite effect worktops and upstands with concealed work surface lighting. Integrated brushed steel electric oven and four-ring gas hob with steel splashback and extractor. Plumbing for washing machine, matching tall larder cupboards housing the gas boiler, wood laminate flooring, UPVC double glazed rear window and rear entrance porch with door leading out to the courtyard garden.

First Floor Landing

First floor landing with loft access, original built-in cupboard, UPVC double glazed side window and doors to all bedrooms and bathroom.

Bedroom 1

With exposed floorboards, built-in wardrobes either side of the chimney breast with decorative traditional cast iron fireplace, wooden surround and original tiled hearth. UPVC double-glazed front window and radiator.

Bedroom 2

Also with exposed original floorboards, UPVC double glazed side window and radiator.

Bedroom 3

Built-in wardrobe, UPVC double glazed side window and radiator.

Bathroom

With half tongue & groove wall panelling and grey wood effect flooring, the suite in white consists of an enamelled bath with electric shower and matching tongue & groove bath panel, pedestal wash basin and toilet. Chrome ladder towel rail, LED downlights and UPV double glazed side window.

Outside

Enclosed with a part walled and part fenced frontage, with a pedestrian gate and a gravel path leading to the front door. Separate driveway provides off street parking and leads to the large single garage, which has wooden double doors and power. Side gate then leads to the main front lawn and from here, a feature brick wall with gated access leads to the enclosed rear block paved courtyard cottage style garden with outbuildings split into three rooms.

Material Information

TENURE: Freehold

COUNCIL TAX: Band B

PROPERTY CONSTRUCTION: solid brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: no

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no

FLOOD RISK: low

ASBESTOS PRESENT: n/k

ANY KNOWN EXTERNAL FACTORS: n/k

LOCATION OF BOILER: kitchen

UTILITIES - mains gas, electric, water and sewerage.

MAINS GAS PROVIDER:

MAINS ELECTRICITY PROVIDER:

MAINS WATER PROVIDER: Severn Trent

MAINS SEWERAGE PROVIDER: Severn Trent

WATER METER: no

BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage







checker.

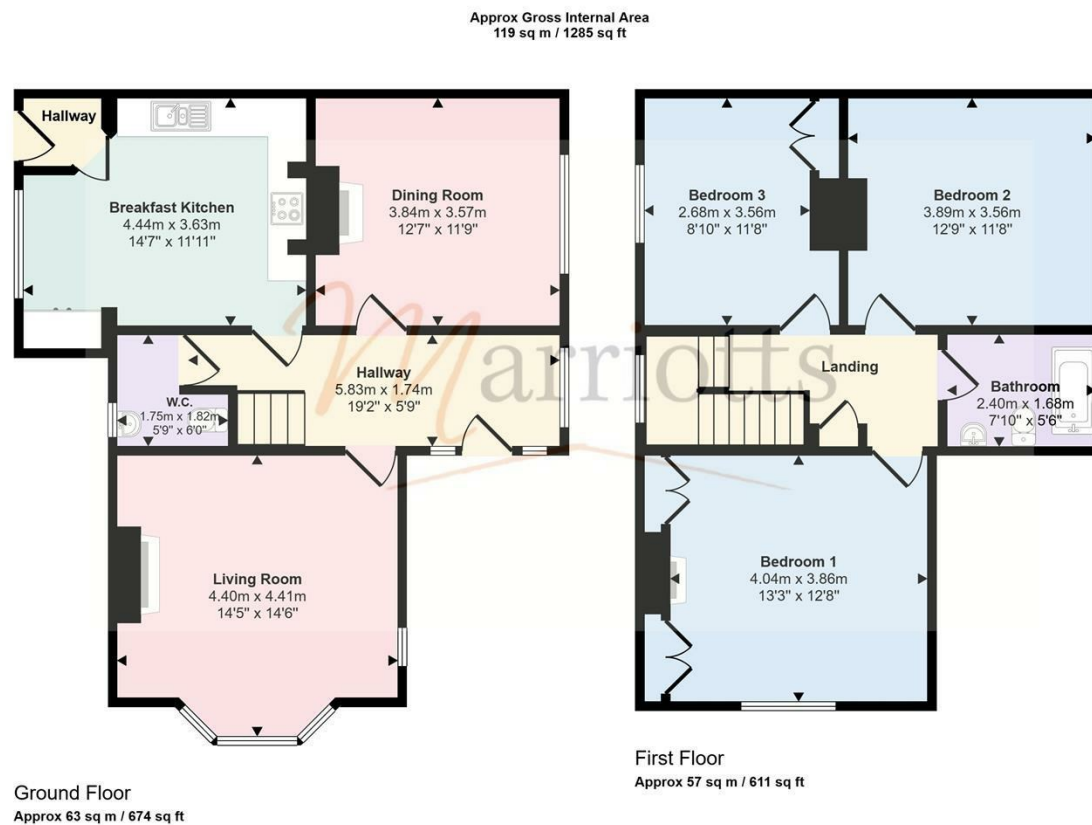
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.

ELECTRIC CAR CHARGING POINT: not available.

ACCESS AND SAFETY INFORMATION: level access





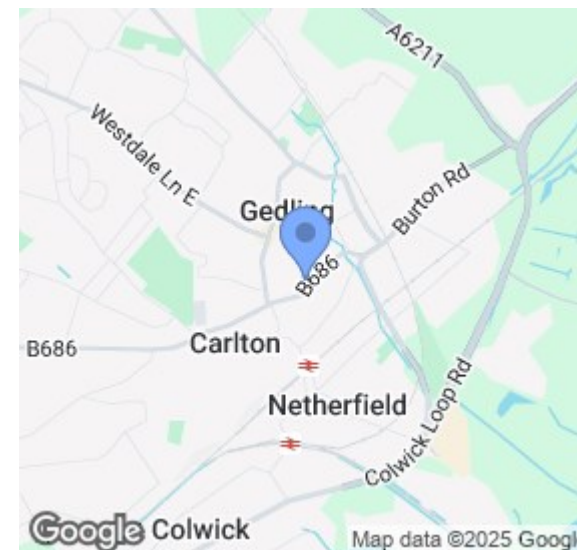


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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.

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