



75 South View Road, Carlton, NG4 3QN
Price Guide £300,000



Marriotts



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- Immaculate detached house
- Impressive modern bathroom
- Tiered rear garden
- Three bedrooms
- Modern fitted kitchen
- Full length lounge diner

GUIDE PRICE £300,000 - £310,000!! IMMACULATE THROUGHOUT!! We strongly recommend viewing this very impressive detached family house which has been modernised and is presented to a very high standard throughout. With three bedrooms, a lovely fully tiled bathroom, fully boarded and carpeted loft room, modern kitchen with appliances and a full-length lounge diner and entrance porch. Tiled floors and matching skirtings throughout and Baxi combination boiler installed in 2020 with full service history.



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Entrance Porch

With a composite front entrance door and UPVC double-glazed window, radiator, LED downlights, power points, UPVC double-glazed window and composite door through to the lounge diner.

Lounge Diner

Decorative fireplace recess, tiled floor and matching skirtings, three radiators, UPVC double-glazed rear window, door to the kitchen, multiple LED downlights and glass balustrade staircase with an under-stair cupboard leading to the first floor landing.

Kitchen

A range of units with gloss finish doors, granite effect worktops, inset one and a half bowl composite sink units and a drainer and full mosaic wall tiling. Appliances consist of a NEFF brushed steel electric oven, four-ring induction hob and extracted canopy, along with an integrated fridge freezer and NEFF dishwasher. LED downlights, tiled floor, vertical radiator, composite side door and UPVC double-glazed rear window.

First Floor Landing

With tiled floor and skirtings to all first-floor rooms, radiator, LED downlights, UPVC double-glazed side window and loft hatch with ladder into a fully boarded and carpeted loft room.

Bedroom 1

With two double wardrobes, central TV recess and overhead storage. Separate single matching wardrobes on either side of the bed space with overhead storage and reading downlights. UPVC double-glazed front window, radiator and LED downlights.

Bedroom 2

Built-in wardrobe with sliding doors, UPVC double-glazed rear window, radiator and LED downlights.

Bedroom 3

Built-in wardrobes with sliding doors, UPVC double-glazed front window, radiator and LED downlights.

Bathroom

With fully tiled walls and floor and LED downlights, the suite consists of a bath with glass screen and chrome mains shower, wash basin with vanity base cupboard and a dual flush concealed cistern toilet. Radiator, extractor fan, UPVC double-glazed rear window and large airing cupboard with automatic light.

Outside

There is a front garden and driveway, with up and over door leading into the garage, which has light and power and houses the Baxi combination gas boiler installed in 2020 (serviced annually). Side lockable access leads to the rear, where there is a large concreted patio/seating area with outside tap and electric point. Steps lead up to a tiered garden which is predominantly block-paved, enclosed with a mixture of concrete fencing and conifer screening to the perimeter.

Material Information

TENURE: Freehold

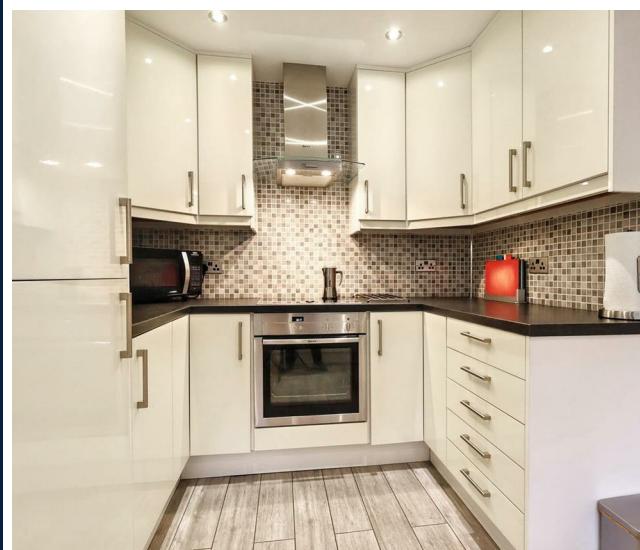
COUNCIL TAX: Nottinghamshire & Gedling - Band C

PROPERTY CONSTRUCTION: Cavity Brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: no

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no

FLOOD RISK: very low







ASBESTOS PRESENT: n/k

ANY KNOWN EXTERNAL FACTORS: n/k

LOCATION OF BOILER: garage

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: Yes

BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.

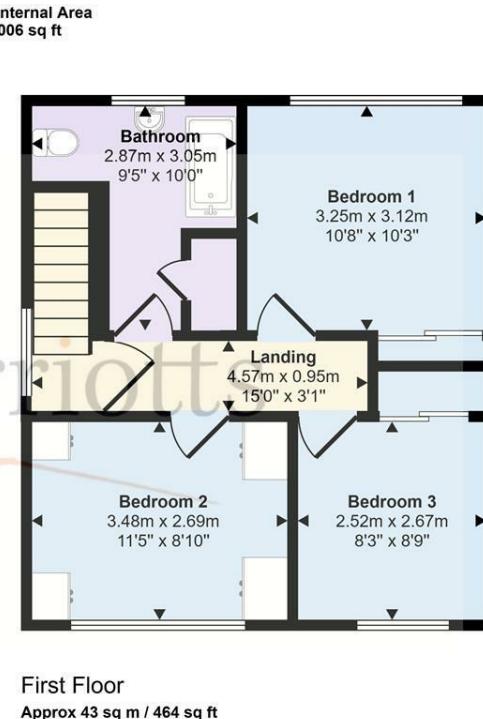
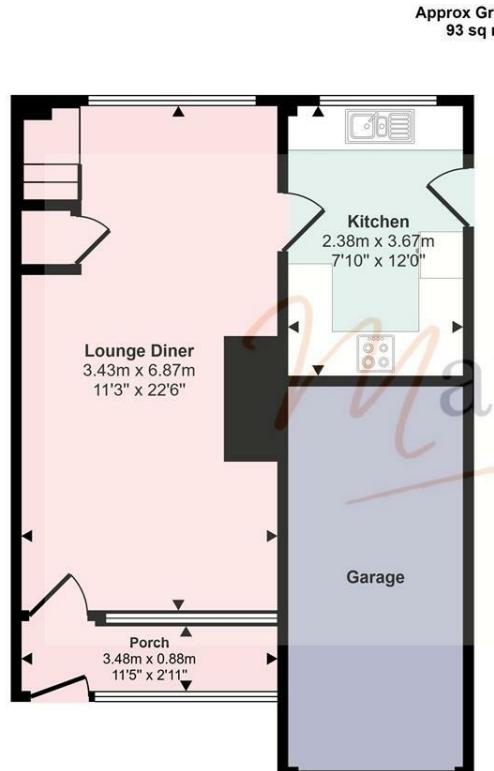
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.

ELECTRIC CAR CHARGING POINT: not available.

ACCESS AND SAFETY INFORMATION: level front and side access.

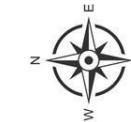






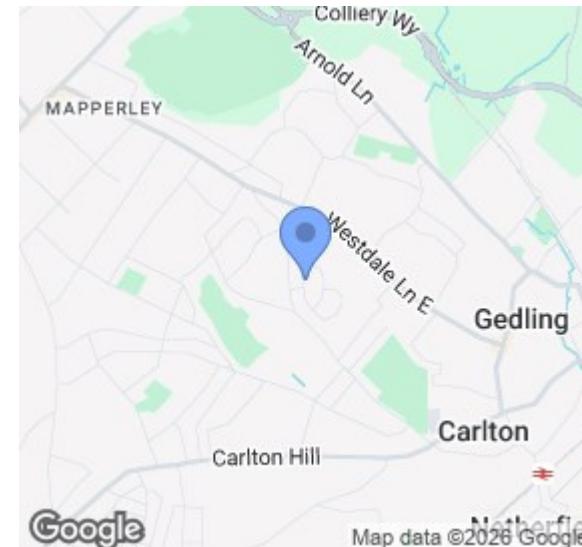
Ground Floor
Approx 50 sq m / 542 sq ft

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.

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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5. Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriots refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).

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