

11 Barnet Road, Carlton, NG3 7AQ

£425,000

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Marriotts



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Carlton, NG3 7AQ

- Spacious 4-bedroom detached bungalow with excellent versatile living accommodation
- Modern kitchen diner with integrated appliances
- Modern family bathroom. Separate WC. Good-sized utility room
- Long living room. Separate dining room/flexible reception space
- Principal bedroom with fitted wardrobes & en-suite shower room
- Double garage with electric door. Gated Driveway

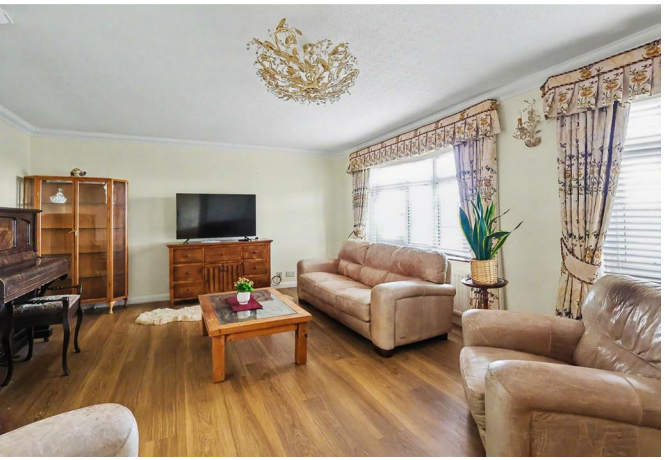
A beautifully presented and particularly spacious four-bedroom detached bungalow, offering versatile accommodation and excellent potential for future owners to adapt the space to suit their individual needs.

A light and spacious entrance hallway leads to the impressive long living room, featuring double bay windows to the front which provide plenty of natural light. An open archway from the hallway leads into a separate dining room – a flexible space that could easily be repurposed as a study, snug or additional reception room if required. The heart of the home is the modern, recently refitted kitchen diner, complete with a range of integrated appliances and plenty of space for everyday dining. The generous principal bedroom benefits from an extensive range of fitted wardrobes and a spacious en-suite shower room. There are two further double bedrooms, a single bedroom and a modern family bathroom. To the rear, an additional entrance hall provides useful built-in cloak storage and access to a separate WC. There is also a good-sized utility room with direct access to the rear garden.

Outside, the property is set well back from the road behind a walled front garden and gated driveway. A double garage with an electric door provides excellent parking and storage, with an additional useful storage/utility area positioned behind.

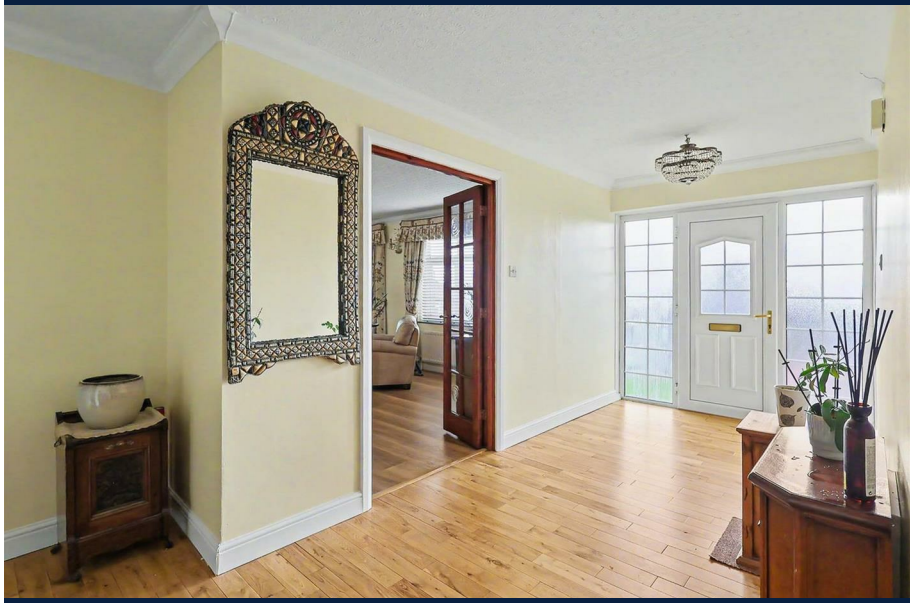
Situated on a quiet residential road, the property is within walking distance of the shops and amenities on Carlton Hill, together with regular bus services providing convenient access into Nottingham City Centre.

Offering an impressive amount of space, flexible accommodation and plenty of future potential, this is a superb home for buyers looking for single-storey living without compromising on space.





£425,000



Entrance hall
The spacious entrance hall is accessed by a UPVC double glazed front door with double glazed side panels providing additional natural light, wood effect laminate flooring flows though the entire space which is the centre of the home and gives access to all rooms.

Living room
Immediately to the right, glazed French doors open into the lounge which has two front UPVC double glazed bay windows, two radiators and wood effect laminate floor.

Dining room
Currently used as a dining room, this space is open to the hallway via an archway, has a radiator and front UPVC double glazed window.

Kitchen diner
The modern fitted kitchen has a variety of units providing excellent storage space, there are integrated appliances which including a dishwasher, tall fridge freezer, Neff electric oven and microwave oven, ceramic electric hob and wall mounted cooker hood. Sunken double sink with mixer tap, front UPVC double glazed window, laminate floor and ample space for a dining table and chairs.

Bedroom 1
The master bedroom suite has a range of fitted bedroom furniture, laminate floor, radiator and a rear double glazed window.

En-suite shower room
With fully tiled walls and floor, shower cubicle with mains shower, glass sliding door, vanity units incorporating a back to wall toilet and wash hand basin with mixer tap, radiator and rear double glazed window.

Bedroom 2
With a range of fitted bedroom furniture, radiator, laminate floor and rear double glazed window.

Bedroom 3
Rear double glazed window, laminate floor and radiator.

Bedroom 4
Rear double glazed window, laminate floor and radiator.

Bathroom
The modern bathroom suite comprises of an L-shaped bath with glass shower screen, main bath with rain water head and hand held attachment. Vanity unit incorporating back to wall toilet and wash hand basin with mixer tap. The room has fully tiled walls and floor, radiator, headed towel rail and rear double glazed window.

Rear entrance hall
Off the main hallway a rear lobby connects to the utility room, and has fitted cloak cupboards with sliding doors and access to the separate WC with toilet and wash hand basin.

Utility room
Having space and plumbing for a washer and tumble dryer, stainless steel sink and some fitted cupboards. There is a radiator, rear window and doors into the rear garden.

Double garage
To the rear of the double garage and with access from the garden is a useful storeroom with radiator, two windows and loft access. This room al houses the central heating boiler.

The main double garage has an electric up and over door, window to the side and houses the modern RCD board.











Outside

The front garden is walled with lawn and steps leading to the front door. The gated driveway is the the left hand side, provide off street parking and leads to the garage.

The rear garden is fully enclosed with two walled and lawned areas, mature plants and concreate pathway

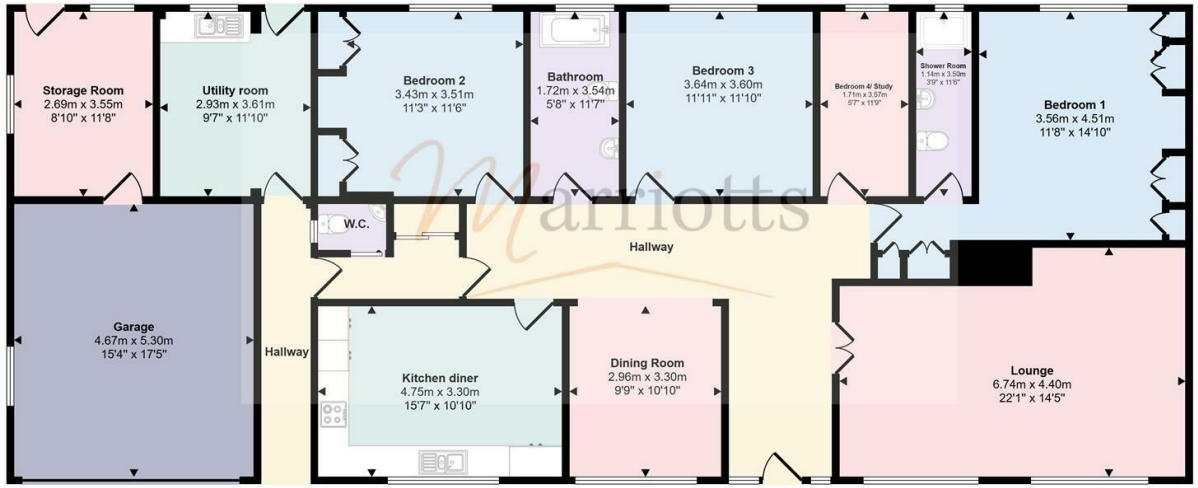
Material Information

TENURE: Freehold
COUNCIL TAX: Nottingham - Band F
PROPERTY CONSTRUCTION: Cavity wall
ANY RIGHTS OF WAY AFFECTING PROPERTY: No
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: No
FLOOD RISK: Low
ASBESTOS PRESENT: Not known
ANY KNOWN EXTERNAL FACTORS: No
LOCATION OF BOILER: Store room, rear of 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:
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: There are some steps leading to the front door,



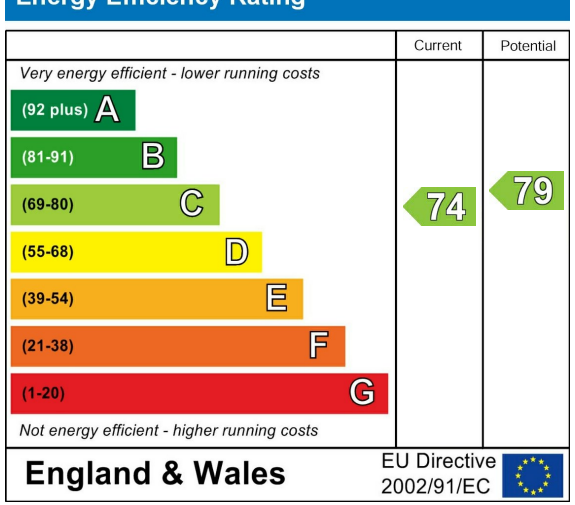


Approx Gross Internal Area
206 sq m / 2216 sq ft



Floorplan

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.





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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