



79 Marwood Road, Carlton, NG4 3PX

£240,000



Marriotts



# 79 Marwood Road Carlton, NG4 3PX

- Three bedrooms
- Outbuilding/utility room
- Spacious kitchen & modern bathroom
- Ample gated off street parking
- Full length lounge diner
- Partially converted loft

Fantastic three bedroom semi-detached house for sale with NO UPWARD CHAIN!! End plot with ample partially gated parking, low-maintenance garden and rear outbuilding with plumbing and toilet and a partly converted loft!

£240,000



## Overview

Located on Marwood Road, Carlton, this delightful semi-detached house presents an excellent opportunity for families and professionals alike. With three well-proportioned bedrooms and a modern bathroom, this property is designed for comfortable living.

Upon entering, you are greeted by a welcoming hallway with elegant herringbone wood flooring, setting the tone for the home. The spacious kitchen has double doors leading through to the full-length living room, providing a generous area for relaxation and entertainment, ensuring that there is plenty of room for everyone to unwind.

The property boasts a great-sized low-maintenance end plot, complete with a driveway for two cars and with additional side gated parking, making it convenient for families with multiple cars. Additionally, the outbuilding, which is equipped with plumbing and a toilet, offers exciting potential. This versatile space could easily be transformed into a charming garden room or a functional home office, catering to your personal needs. The rear garden is a mixture of paving and pebble, with a corner fish pond and brand new decking!

For those seeking extra space, the partially converted loft room presents an opportunity for further development, whether as an additional bedroom, playroom, or study.

In summary, this semi-detached house on Marwood Road is a fantastic find, combining spacious living areas, practical amenities, and the potential for further enhancement. It is ideally suited for those looking to settle in a friendly community while enjoying the comforts of a well-appointed home. Do not miss the chance to make this property your own.



## Entrance Hall

With UPVC double-glazed front entrance door. herringbone wooden flooring. Under-stair cupboard with meter cupboard housing the gas and electricity meters and a modern RCD board. Radiator, spindled staircase to the first-floor landing. LED downlights and UPVC double-glazed side window.

## Kitchen

A range of wall and base units with beech effect shaker style doors and granite effect worktops with inset one and a half bowl stainless steel sink unit and drainer with tiled splashbacks. Free-standing brushed steel electric double oven with gas hob, integrated fridge freezer, slate tile effect laminate flooring, wall-mounted Baxi gas boiler. LED downlights, UPVC double-glazed side window and rear door and glazed panel double doors through to the lounge diner.

## Lounge Diner

With a feature marble fireplace and shaped hearth with decorative stone surround and a living flame coal effect gas fire. Three wall light points, two radiators, UPVC double-glazed bay window to the front, UPVC double-glazed window to the rear and decorative coving.

## First Floor Landing

With multiple LED downlights, UPVC double-glazed front window and doors to all first-floor rooms.

## Bedroom 1

UPVC double glazed rear window and radiator.

## Bedroom 2

UPVC double glazed front window and radiator.

## Bedroom 3

Airing cupboard housing the hot water cylinder, laminate flooring, UPVC double glazed rear window and radiator.

## Bathroom

With fully tiled walls and tiled floor, the suite consists of a bath with central mixer tap, glass screen, electric shower, tiled surround and panel. Pedestal wash basin, dual flush toilet, chrome ladder towel rail, LED downlights, extracted fan and UPVC double-glazed side window.

## Outside

There is an ample driveway, which is part tarmac and part block paved with a decorative block paved edging and a plumb slate front gravel garden with fencing. Wrought iron lockable double gates lead to a newly gravelled large parking area, in turn leading into the rear. The rear is majority stone flagged, with brand new corner decking, fish pond and pebbled surround. There is also a detached brick-built outbuilding with an outside tap and a front-mounted halogen security light, UPVC double-glazed entrance door and window. Inside, there is fitted shelving, light and power, toilet and wash basin with an additional cold water tap. A doorway leads through to a further room with power.

## Material Information

TENURE: Freehold  
COUNCIL TAX: Gedling - Band B



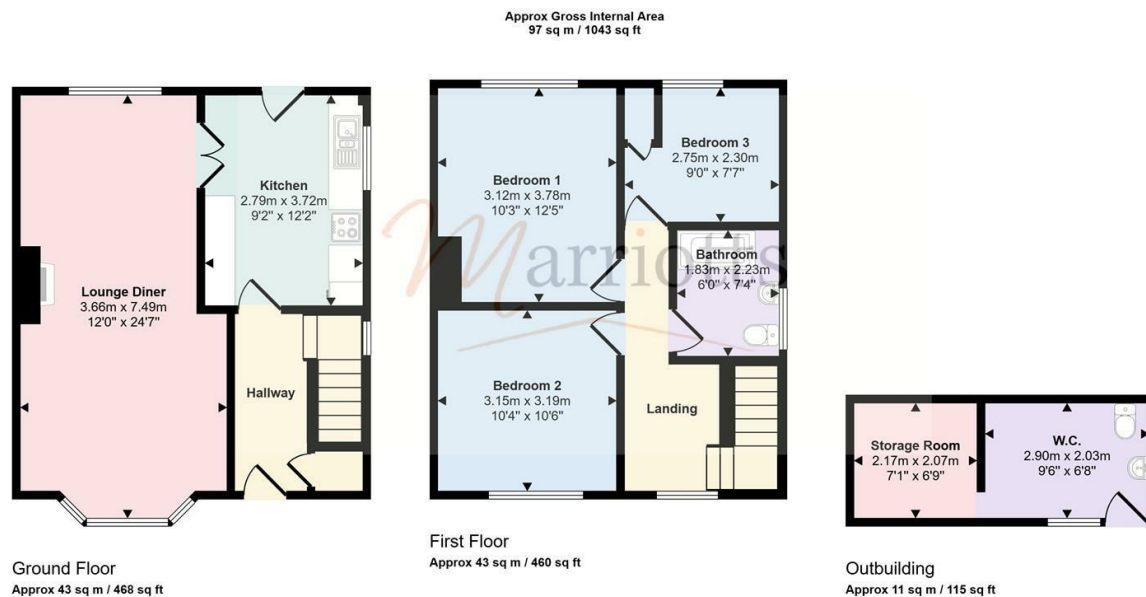




PROPERTY CONSTRUCTION: brick  
 ANY RIGHTS OF WAY AFFECTING PROPERTY: no  
 CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no  
 FLOOD RISK: very low  
 ASBESTOS PRESENT: n/k  
 ANY KNOWN EXTERNAL FACTORS: n/k  
 LOCATION OF BOILER: kitchen  
 UTILITIES - mains gas, electric, water and sewerage.  
 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: stepped front and rear access



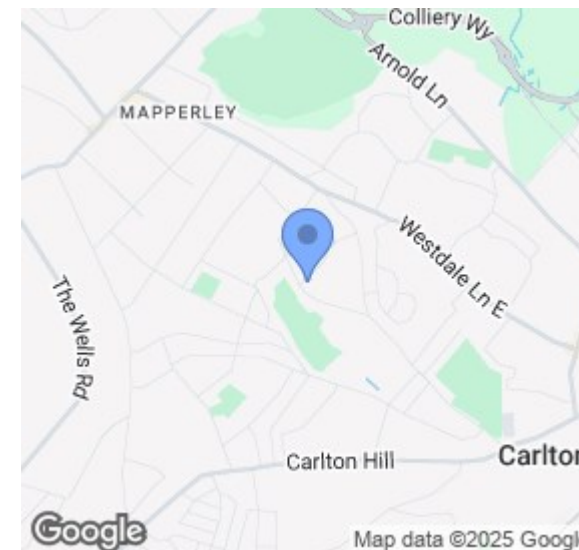




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



| Energy Efficiency Rating                    |           |                            |
|---------------------------------------------|-----------|----------------------------|
|                                             | Current   | Potential                  |
| Very energy efficient - lower running costs |           |                            |
| (92 plus) <b>A</b>                          |           | <b>83</b>                  |
| (81-91) <b>B</b>                            |           |                            |
| (69-80) <b>C</b>                            |           |                            |
| (55-68) <b>D</b>                            | <b>65</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<br>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.
2. No person in the employment of Marriotts has the authority to make or give any representation or warranty in respect of the property, and they assume no responsibility for any statement made in these particulars.
3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
4. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.
5. Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).

41 Plains Road, Mapperley, Nottingham, NG3 5JU  
0115 953 6644  
sales@marriotts.net

www.Marriotts.net

