



406 Foxhill Road, Carlton, NG4 1QB  
£250,000



Marriotts



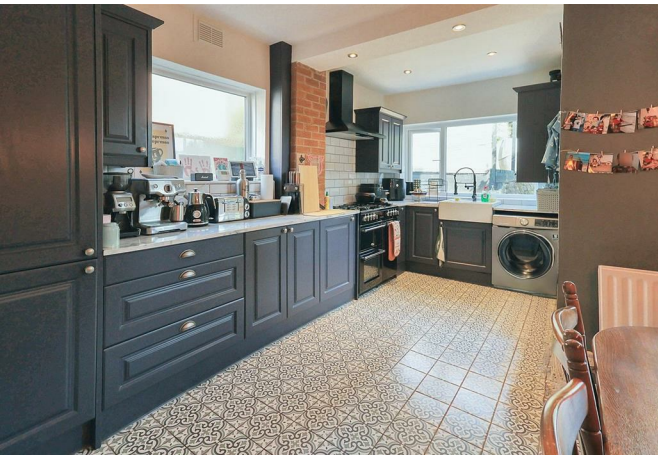




# 406 Foxhill Road Carlton, NG4 1QB

- Extended semi detached house
- Extended open plan kitchen diner
- Large garden with decking
- Bay fronted living room
- Refurbished first floor bathroom
- Driveway with EV point

A well-presented three-bedroom semi-detached house in a popular location, with a **DOUBLE STOREY REAR EXTENSION** now providing an extended first-floor bathroom and large open-plan modern kitchen diner. Bay fronted living room with exposed floorboarding, ample driveway with EV point and a great-sized enclosed rear garden with decking!



£250,000



## Overview

Located towards the top of Foxhill Road in Carlton, this delightful semi-detached house offers a perfect blend of modern living and traditional charm. With three bedrooms, this property is ideal for families or those seeking extra space. The inviting bay-fronted living room features exposed floorboards and a coal effect gas fire, creating a warm and welcoming atmosphere.

A standout feature of this house is undoubtedly the double storey rear extension, which has transformed the property into a spacious family home. Here, you will find a large, modern open-plan kitchen diner that is perfect for family meals or social gatherings. The contemporary design is complemented by traditional patterned floor tiles and has several windows providing ample natural light. From the kitchen, a stable-door also leads out to the rear garden.

The first floor boasts a stylish modern bathroom, complete with a rain shower over the bath with glass screen, with the concealed cistern toilet set in to a vanity surround and sink with cupboard. The second bedroom forms part of the extension and is in two areas, providing a useful office/dressing room space.

Outside, the property continues to impress with a generous garden that features a large pergola-covered decking area, ideal for alfresco dining or simply enjoying the outdoors.

Parking is a breeze with space for up to three vehicles, including an electric vehicle charging point, catering to the needs of modern living. This property truly offers a wonderful opportunity to enjoy a comfortable lifestyle in a sought-after location. Don't miss your chance to make this lovely house your new home.



## Entrance Hall

With a half-glazed side entrance door, stain glass window, patterned tiled floor and doors to both the living room and kitchen diner.

## Living Room

With exposed floorboards, UPVC double-glazed bay window, radiator and brick fireplace with coal effect gas fire and pattern tiled hearth.

## Kitchen Diner

Also with patterned floor tiling, there are a range of wall and base units extending into the extension area with marble effect worktops and Belfast sink with a retractable mixer tap. Space for a range cooker with a black extractor canopy and tiled splashbacks, plumbing for a washing machine, concealed Ideal combination gas boiler, LED downlights, UPVC double-glazed rear window and side stable-door. The dining area has a pendant light above the dining area, radiator, rear window and under-stair shelved cupboard with light

## First Floor Landing

With loft access.

## Bedroom 1

UPVC double-glazed bay window, radiator and picture rail.

## Bedroom 2

Being extended and in two areas with UPVC double-glazed rear window and radiator.

## Bedroom 3

UPVC double-glazed side window.

## Bathroom

The suite consists of a bath with a chrome rain shower and separate mixer, glass screen and full-height tiled surround. Wash basin and concealed dual flush toilet with vanity surround and cupboards, grey wood effect laminate flooring, extractor fan, and UPVC double glazed rear window.

## Outside

There is a lawned front garden and driveway for at least two/three cars with an EV charging point located to the side. Side gated access then leads to a side storage area with external power points. To the rear, is an LED floodlight, outside tap and steps leading up to the lawn and large pergola-covered decking. The garden then leads to a large full-width paved patio at the end of the garden and is enclosed with a mixture of fencing and privet hedging to the perimeter.

## Material Information

TENURE: Freehold

PROPERTY CONSTRUCTION: Solid 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 cupboard

UTILITIES - mains gas, electric, water and sewerage.











MAINS GAS PROVIDER: Octopus Energy Limited

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.

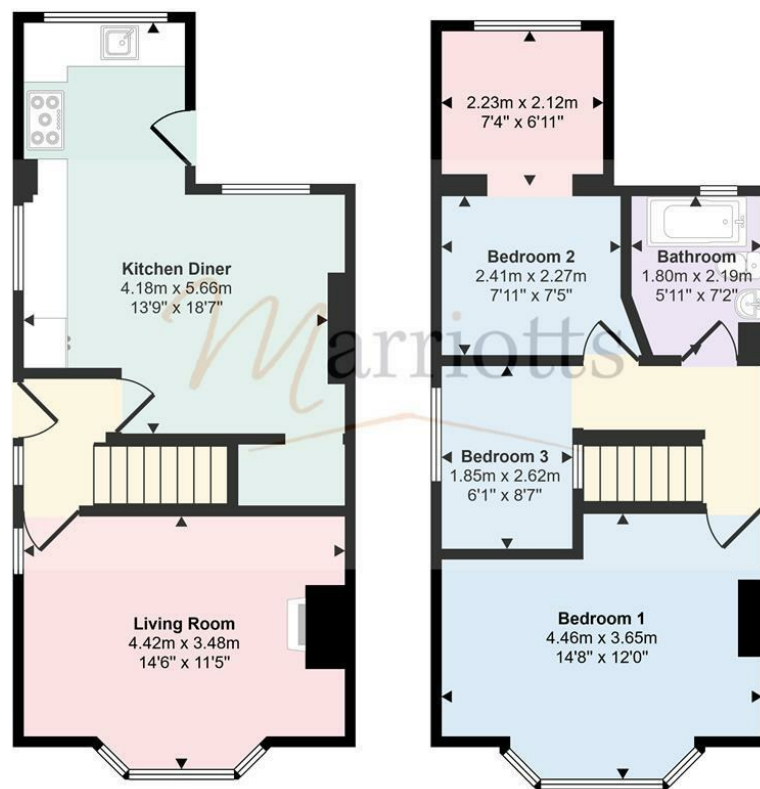








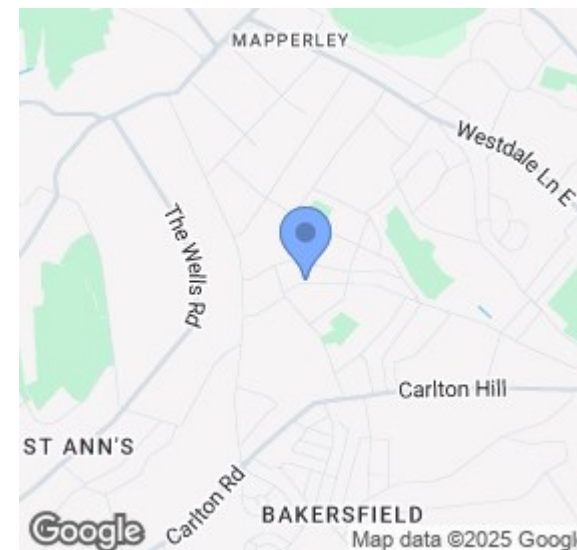
Approx Gross Internal Area  
79 sq m / 848 sq ft



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) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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