



100A Fraser Road, Carlton, NG4 1NQ

£365,000





# 100A Fraser Road Carlton, NG4 1NQ

- Shared private driveway
- Master en suite
- Kitchen and separate utility room
- Garaging for at least three cars
- Large lounge diner + conservatory
- NO UPWARD CHAIN

A spacious, modern detached bungalow situated on a shared private driveway serving just two properties, and for sale with NO UPWARD CHAIN! The property has spacious accommodation throughout, including three bedrooms with a master en suite bathroom, large lounge diner with conservatory, breakfast kitchen with separate utility room and full-width centrally heated garaging with remote roller doors!



£365,000



## Entrance Hall

With UPVC double-glazed side entrance door, laminate flooring, two radiators, ceiling-mounted air recirculation vent and cloaks cupboard.

## Lounge Diner

With wood laminate flooring, marble fireplace and hearth with decorative stone style surround and living flame coal effect gas fire. Two wall light points, three radiators, two ceiling light points and UPVC double-glazed sliding patio door through to the conservatory.

## Conservatory

Being brick-built with a polycarbonate roof, three double power points, ceiling light with fan, windows to three sides and side door.

## Breakfast Kitchen

A range of wall and base units with solid granite worktops with an inset one-and-a-half bowl stainless steel sink unit and drainer, concealed worksurface lighting and tiled splashbacks. Appliances consist of a brushed steel electric double oven and four-ring halogen hob with a brushed steel and glass extracted canopy, along with an integrated fridge. Radiator, tiled floor, LED downlights, UPVC double-glazed bow window to the front and door through to the utility room.

### Utility Room

Granite worktop with plumbing for a washing machine, radiator, matching tiled floor, UPVC double-glazed window and door to the side.

### Bedroom 1

Built-in five-door wardrobe with overhead storage, matching freestanding dressing table and single wardrobes on either side of the king-sized bed space, also with overhead storage and pelmet downlighting. Laminate flooring, radiator and UPVC double-glazed rear window.

### Ensuite

Consisting of a bath with tiled surround and a central mixer tap shower attachment. Half-tiling to the remaining walls, dual flush toilet, pedestal wash basin, chrome ladder towel rail, laminate flooring and UPVC double-glazed side window.

### Bedroom 2

Built-in four-door wardrobe with overhead storage, fitted matching chest of drawers and separate freestanding dressing table. Laminate flooring, radiator and UPVC double-glazed bow window to the front.

### Bedroom 3

Laminate flooring, UPVC double-glazed side window, radiator and built-in double wardrobe with overhead storage.

### Bathroom

A refurbished bathroom with full-feature contrasting wall tiling and tiled floor. Large walk-in glass partition shower with chrome mains shower, concealed dual flush toilet and floating wash basin with vanity drawers and a mirrored vanity cabinet. Chrome ladder towel rail, LED downlights, UPVC double-glazed side window and airing cupboard housing the hot water cylinder.

### Outside

There is a tarmac driveway leading from Fraser Road and serving just two properties. Two remote roller doors lead into the garage, which is full-width of the property and can house at least three cars. RCD boards, gas and electricity meters, wall cupboard, two radiators, wall mounted gas boiler, UPVC double-glazed side door, ample power points and strip lighting. Side steps lead up to the side and in-turn to the rear of the bungalow with gated access. To the rear is a block-paved courtyard with an outside tap, and access around the conservatory to the far side. Brick retaining wall and steps lead up to the lawn, which has flower beds and rockery edging, with a selection of shrubs and seasonal bedding plants. Large garden shed with decking and enclosed with a majority concrete post and fence panelled perimeter.

### Material Information





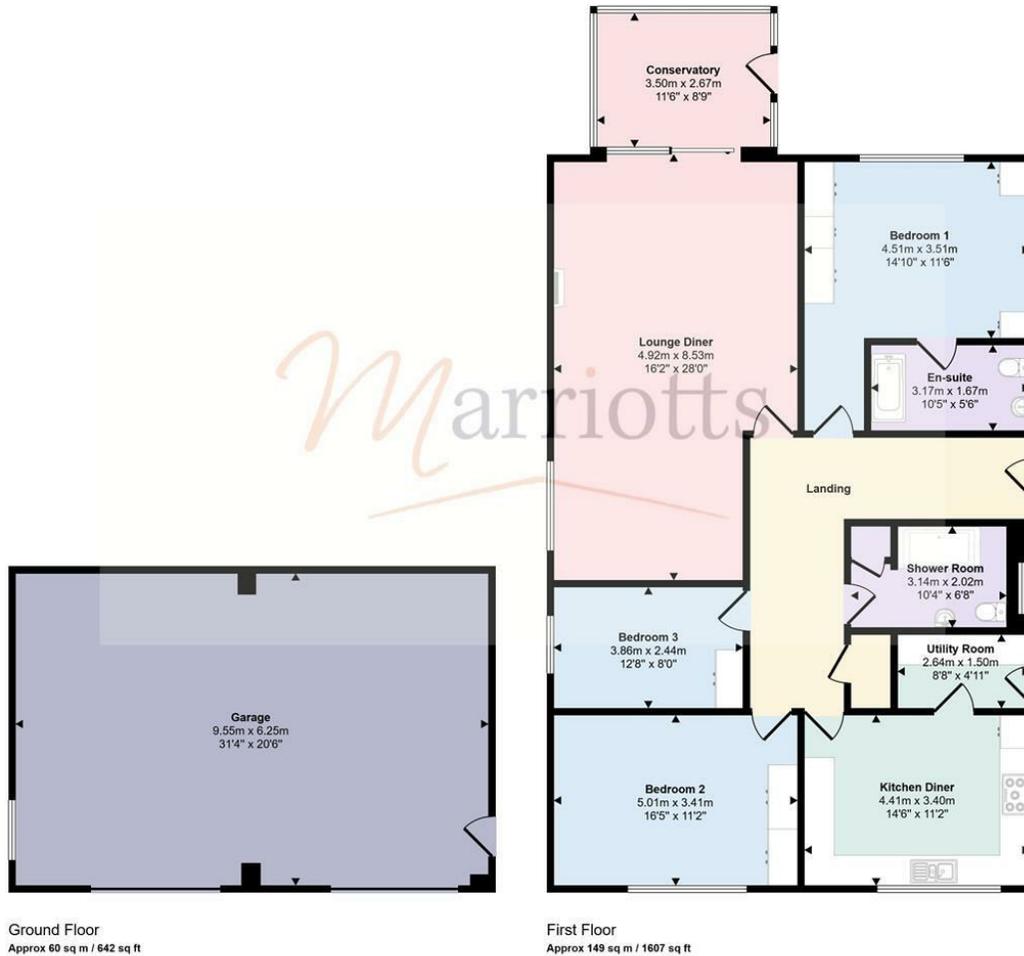


TENURE: Freehold  
COUNCIL TAX:  
PROPERTY CONSTRUCTION: cavity brick  
ANY RIGHTS OF WAY AFFECTING PROPERTY: yes - private shared driveway  
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no  
FLOOD RISK: very low  
ASBESTOS PRESENT: no  
ANY KNOWN EXTERNAL FACTORS: n/k  
LOCATION OF BOILER: garage  
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: stepped side access





Approx Gross Internal Area  
209 sq m / 2249 sq ft



Ground Floor  
Approx 60 sq m / 642 sq ft

First Floor  
Approx 149 sq m / 1607 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>			
(69-80) <b>C</b>			
(55-68) <b>D</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.**

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