



34 Burton Road, Carlton, NG4 3DF

Asking Price £300,000





34 Burton Road Carlton, NG4 3DF

- Three storey
- Parking for two cars
- Impressive kitchen
- Three double bedrooms
- Conservatory
- Downstairs toilet

A lovely Victorian semi-detached house with off street parking and accommodation over three floors. Three double bedrooms, stunning traditional bathroom, downstairs toilet, extended kitchen and a conservatory! Great family home!

Asking Price £300,000



Overview

Located on Burton Road, Carlton, this delightful Victorian semi-detached house, built around 1900, offers a perfect blend of traditional elegance and modern convenience. Spanning an impressive 1,292 square feet, the property boasts three well-proportioned double bedrooms, large four piece bathroom, spacious downstairs accommodation and a downstairs toilet, making it an ideal family home.

As you enter, you are greeted by the entrance hallway, with original decorative coving and detailed plaster arch leading through to the dining room and separate bay-fronted living room, both with traditional style fireplaces with electric fires. The heart of the home is undoubtedly the spacious extended modern fitted kitchen, which features skylight windows over the sink area that flood the area with natural light while offering a lovely view of the garden.

The property also includes a UPVC double glazed conservatory, providing additional living space that seamlessly connects to the south east facing low maintenance hard-landscaped garden, ideal for outdoor gatherings or quiet moments in the sun. Upstairs there are two double bedrooms, and the traditional bathroom is a standout feature, complete with a beautiful feature bath and a large walk-in shower enclosure with rain shower, ensuring a luxurious experience. The third double bedroom is situated on the top floor.

Parking is a breeze with space for two vehicles, a valuable asset in this sought-after location. Residents will appreciate the convenience of being close to a Tesco supermarket, Carlton's main shopping area, great bus links and Netherfield train station, making commuting and daily errands effortless.

This modernised Victorian home is a rare find, combining period charm with contemporary living, and is sure to appeal to those seeking a comfortable and stylish residence in a vibrant community.

Entrance Hall

Entrance porch with composite front entrance door and original secondary door, tiled floor, original decorative coving and arch, radiator, stairs to the first-floor landing and door through to the dining room.



Dining Room

With wood laminate flooring through to the front living room, free-standing decorative cast iron effect fireplace with picture tiled surround, coal effect electric fire and tiled hearth. Original decorative coving and ceiling rose, radiator and door to the downstairs toilet, with wash basin and vanity cupboard, grey wood effect laminate flooring, extract fan and ceiling downlight.

Living Room

Free-standing decorative cast iron effect fireplace with picture tiled surround, coal effect electric fire and tiled hearth. Cupboard housing the RCD board and smart electric meter, UPVC double-glazed walk-in bay window, radiator, two wall light points and original decorative coving and ceiling rose.

Kitchen

Shaker-style kitchen with solid wooden worktops and an inset enamelled sink unit and drainer with skylight windows overlooking the garden. Appliances consist of integrated electric double oven, four-ring Smeg gas hob, brushed steel splashback, extractor and integrated dishwasher. Plumbing for washing machine, multiple ceiling LED downlights and UPVC double glazed double doors through to the conservatory.

Conservatory

Being UPVC double glazed with a pitched polycarbonate roof, tiled floor, light, power and double doors leading out to the garden.

First Floor Landing

Stairs to the second floor, radiator and doors to two bedrooms and bathroom.

Bedroom 1

With wood laminate flooring, two UPVC double glazed front windows, radiator and under-stair cupboard.

Bedroom 2

Double airing cupboard housing the hot water cylinder and WorcesterBosch boiler, UPVC double-glazed rear window and radiator.

Bathroom

With wood laminate flooring, the suite consists of a large walk-in black framed enclosure with fully tiled walls, fixed head electric rain shower and a separate mixer. Feature free-standing, shaped bath with central Victorian style mixer, traditional style toilet and bidet and wash basin with vanity-based cupboards and splashback. Two wall light points and UPVC double-glazed side window.

Second Floor Bedroom 3

With original exposed floorboards, radiator, eaves access, and UPVC double-glazed side window.

Outside

To the front, there is parking for two cars with side-gated access. To the rear, the garden is predominantly paved and enclosed with a rustic walled perimeter and feature courtesy lighting. Outside tap and raised decking with plumb slate Japanese themed garden.

Material Information

TENURE: Freehold
COUNCIL TAX: Gedling Borough Council
PROPERTY CONSTRUCTION: solid brick
ANY RIGHTS OF WAY AFFECTING PROPERTY: no
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no
FLOOD RISK: low
ASBESTOS PRESENT: n/k
ANY KNOWN EXTERNAL FACTORS: n/k
LOCATION OF BOILER: bedroom 2
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: level 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) A		81
(81-91) B		
(69-80) C		
(55-68) D	58	
(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.
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).