



99 Second Avenue, Carlton, NG4 1PF

Price Guide £300,000



Marriotts



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GUIDE PRICE £300,000 - £325,000. Three bedroom detached home beautifully presented throughout and ready to move into! Located within easy reach of Carlton's amenities, local schools and regular bus services to Nottingham City Centre and surrounding areas. The accommodation offer front lounge, kitchen diner with Island and French doors leading into the garden, downstairs toilet, 3 bedrooms and bathroom with 4-piece suite. Two driveways to the front offer off street parking for multi vehicles, gated access leads to the detached garage to the rear and the enclosed rear garden.



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Overview

This stunning three-bedroom detached house is beautifully presented and ready for you to move in. The property is ideally situated, providing easy access to Carlton's local amenities, reputable schools, and regular bus services that connect you to Nottingham City Centre and its surrounding areas.

Upon entering, you are welcomed into a spacious entrance hall and a front lounge perfect for relaxation. The heart of the home is undoubtedly the kitchen diner, which features a stylish island/breakfast bar and French doors that open seamlessly into the garden. The ground floor also includes a convenient downstairs toilet, enhancing the practicality of the layout.

Upstairs, you will find three well-proportioned bedrooms. The family bathroom is equipped with a modern four-piece suite, ensuring that all your needs are met.

The exterior of the property is equally impressive, boasting two driveways that provide ample off-street parking for multiple vehicles. Gated access leads to a detached garage at the rear, offering additional storage. The enclosed rear garden is perfect for outdoor gatherings or simply enjoying the fresh air.

This delightful home combines modern living with a convenient location, making it an ideal choice for families or professionals alike. Don't miss the opportunity to make this beautiful property your own.

Entrance hall

The property is accessed by a composite front door with side panel, the ceramic tiled floor flows seamlessly into the kitchen diner and downstairs toilet, there is a radiator, wall mounted NEST heating controls, carpeted stairs lead to the first floor and a door leads into the lounge.

Lounge

The lounge is fitted with wood effect laminate flooring, a vertical radiator, TV point and UPVC window to the front.

Kitchen diner

From the hallway a glass panelled doors leads into the kitchen. The kitchen is fitted with white floor and wall cabinets providing ample storage options, worktop, matt white sink with drainer & mixer tap, integrated microwave, electric oven, electric hob and extractor hood, there is space for a double fridge, washing machine and wine fridge. To the dining area there is a removable island/breakfast bar with additional storage. UPVC window looks to the rear and UPVC French doors lead into the garden. Additionally there is a vertical radiator, TV point and ceramic tiled floor.

Downstairs toilet

Fitted with a floating wash hand basin & mixer tap, back to wall toilet with duel flush, ceramic tiled floor, UPVC window to the side, a low level cupboard house the electric meters and the wall mounted RCD board is above.

Landing

Carpeted stairs lead to the landing where wood effect laminate flooring flows into all 3 of the bedroom. There is a UPVC window to the side, loft access and a radiator.

Bedroom 1

Decorated with a panelled feature wall, the master bedroom has radiator, UPVC window to the front and wood effect laminate flooring.

Bedroom 2

With UPVC window to the rear, radiator and wood effect laminate flooring.

Bedroom 3

With UPVC window to the front, radiator, wood effect laminate flooring and a recessed cupboard. Currently used as a dressing room but easily converted back into a single bedroom.

Bathroom

The bathroom is stylishly finished with ceramic wall and floor tiles, having a vanity wash hand basin with pull out drawers and mixer tap, bath with mixer taps and separate double shower with glass screen, fixed rainwater shower head and handset, two UPVC windows to the rear and vertical radiator.

Outside

To the front the property has two driveways both with decorative lighting, the block paved drive leads to double timber gates and the detached garage beyond. Block paved steps lead to the front door and porch with motion sensor lights.

The rear garden is fully enclosed with a block paved patio area and lawn.

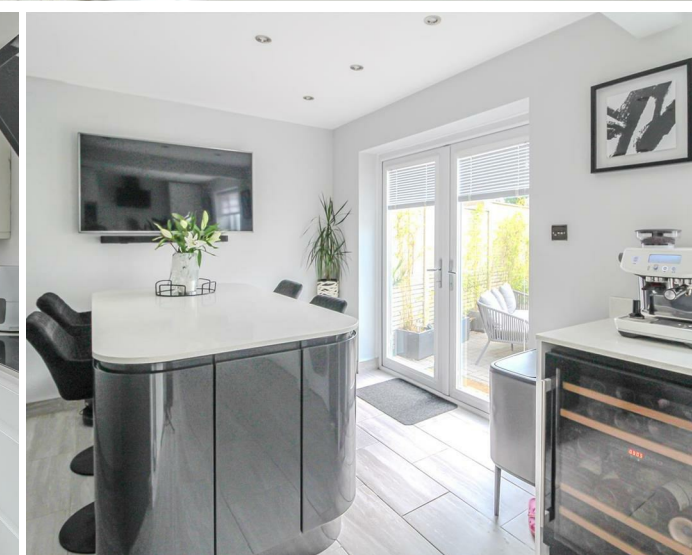
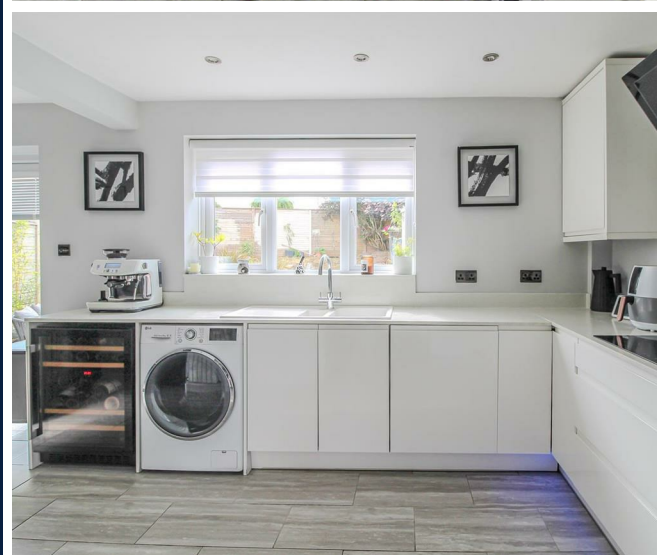
Material Information

TENURE: Freehold

COUNCIL TAX: Gedling - Band C

PROPERTY CONSTRUCTION: Brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: None







CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: None known

FLOOD RISK: Very low

ASBESTOS PRESENT: None known

LOCATION OF BOILER: Kitchen

UTILITIES - Mains gas, electric, water and sewerage.

MAINS GAS PROVIDER: Octopus

MAINS ELECTRICITY PROVIDER: Octopus

MAINS WATER PROVIDER: Severn Trent

MAINS SEWERAGE PROVIDER: Severn Trent

WATER METER: No

BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.

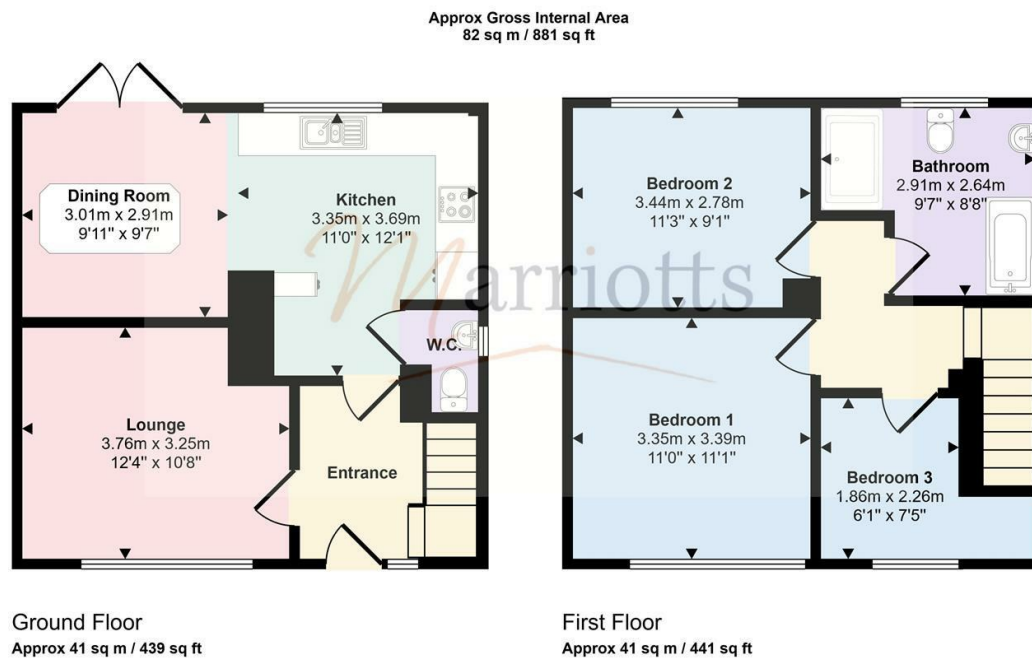
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.

ELECTRIC CAR CHARGING POINT: not available.

ACCESS AND SAFETY INFORMATION:







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		
(81-91) B		85
(69-80) C		
(55-68) D	65	
(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.

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