



23 Douglas Avenue, Carlton, NG4 1AL
Offers Over £259,500

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23 Douglas Avenue Carlton, NG4 1AL

- Three bedrooms
- Lounge & extended dining room
- Large garage with power
- Popular tree lined road
- Kitchen with built-in oven & hob
- NO UPWARD CHAIN

EXTENDED!! A traditional three bedroom detached house for sale with no upward chain. Entrance porch and hallway, bay fronted lounge and separate extended dining room, both with living flame coal effect gas fires! Limed oak finish kitchen with integrated oven & hob. Great sized rear garden and detached garage!

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Entrance Hall

UPVC double glazed entrance porch with secondary door, radiator, spindled staircase to the first floor landing, UPVC double glazed side window and doors to both the dining room and kitchen.

Dining Room

Stone fireplace and surround with living flame gas fire, Cornish Slate hearth and side plinths. Radiator, UPVC double-glazed rear window and UPVC double glazed high-level side window.

Lounge

Cornish slate fireplace and hearth with living flame coal effect gas fire and wooden surround. UPVC double glazed bay window to the front and radiator.



Kitchen

A range of units with doors in a limed Oak finish with granite effect worktops and inset stainless steel unit and drainer. Integrated electric oven, four ring gas hob with filter hood, concealed gas boiler, fully tiled walls, under-stair pantry cupboard with fuse board and electric smart meter.

First Floor Landing

Loft access, UPVC double glazed side window, separate toilet with UPVC double glazed side window.

Bedroom 1

UPVC double glazed bay window to the front and radiator.

Bedroom 2

UPVC double glazed windows the rear and radiator.

Bedroom 3

UPVC double glazed front window, radiator and over stair wardrobe.

Bathroom

With fully tiled walls, bath and pedestal washbasin. Chrome heated towel rail, airing cupboard housing the hot water cylinder and UPVC double glazed rear window.

Outside

To the front is a lawn with a central gravelled flower bed and borders. Double lockable wrought iron side gates lead to the side of the property where there is an LED floodlight and up and over door leading into the detached brick-built garage. The garage has light and power. There is also a rear-mounted LED floodlight, outside tap and steps with gravel beds leading up to the main garden. The garden has two lawned areas with rockery borders and bedding areas, separated by a trellis arch. There is also a garden shed, further paved patio/seating area, mature borders and nbclose with a fenced perimeter.

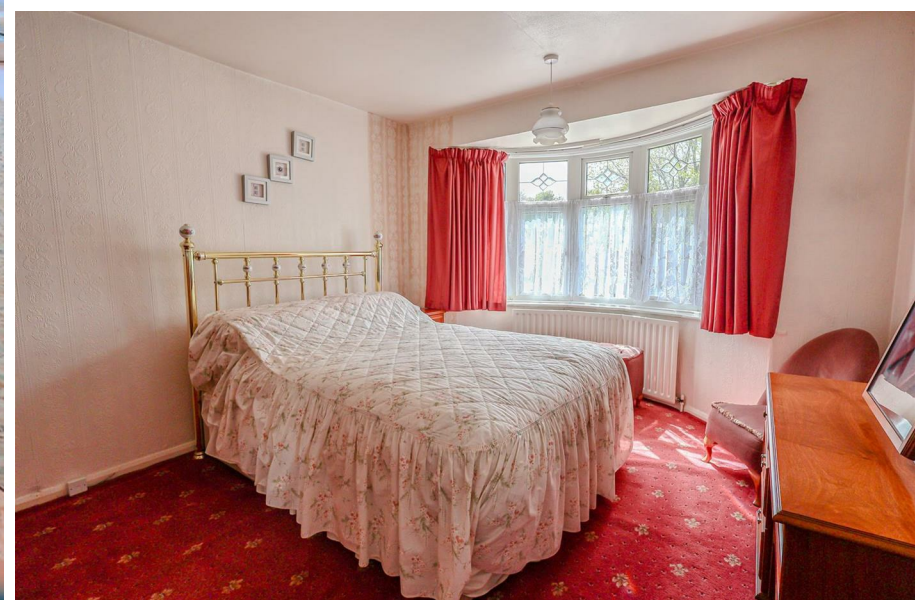
Material Information







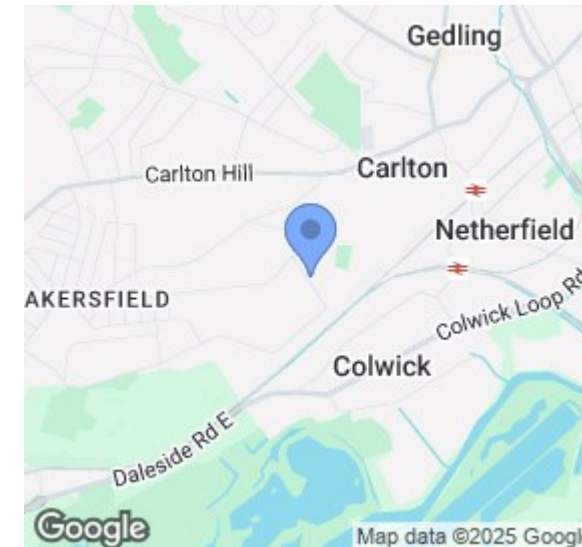
TENURE: Freehold
 COUNCIL TAX: Gedling Borough Council - Band C
 PROPERTY CONSTRUCTION: Solick Brick
 ANY RIGHTS OF WAY AFFECTING PROPERTY: no
 CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no
 FLOOD RISK: low
 ASBESTOS PRESENT: n/k
 ANY KNOWN EXTERNAL FACTORS: n/k
 LOCATION OF BOILER: kitchen
 UTILITIES - mains gas, electric, water and sewerage.
 MAINS GAS PROVIDER: British gas
 MAINS ELECTRICITY PROVIDER: Eon
 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 front and rear access







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		44
(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.

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