



9 Fourth Avenue, Carlton, NG4 1PU

Offers Around £389,995





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- Three double bedrooms
- Living room with bi-fold doors
- External insulation
- Impressive breakfast kitchen
- Large separate dining room
- Modern shower room

A spacious and extended detached family bungalow on a level plot with ample parking, full width lounge extension with bi-fold doors, impressive breakfast kitchen with island, external insulation, electric remote roller garage door and a virtually south-facing rear garden!

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Entrance hall

A side entrance hall with a composite door, radiator, large double cloaks cupboard and door leading to the inner hall and breakfast kitchen.

Inner Hall

With grey wood style flooring continuing through to the kitchen LED downlights. cupboard housing the Worcester Bosch combination gas boiler installed in 2021 with the remainder of a 10 year warranty and loft hatch with ladder into the partly boarded roof space with light. Doors leading to two bedrooms, dining room and the shower room, with large opening through to the breakfast kitchen.

Breakfast Kitchen

A wide range of units with a combination of matt grey and wood effect doors with matching worktops, upstands and splashbacks with an inset one-and-a-half bowl sink unit and drainer. There are many integrated appliances including a dishwasher, washing machine, electric double oven, microwave, large built-in wine cooler and integrated twin recycling bins. Large separate matching island with five ring gas hob, extract canopy and pop-up power points. Anthracite radiator, space for an American-style fridge freezer, radiator, multiple ceiling downlights and UPVC double glazed window and door to the side.



Dining Room

With grey wood style laminate flooring continuing through to the living room, radiator, two skylights and door leading to bedroom three.

Bedroom 3

UPVC double glaze side window and radiator.

Living Room

With two ceiling light points, radiator and bi-fold doors leading out to the decking.

Bedroom 1

Built-in wardrobes to one wall with sliding mirrored doors, UPVC double-glazed window, radiator and ceiling downlights.

Bedroom 2

UPVC double glazed front window and radiator.

Shower Room

Consisting of a large glass partition walk-in shower with slate effect shower boarding, fixed head rain shower and separate mixer. Tile effect shower boarding to the remaining walls with wash basin and concealed cistern toilet set into a vanity surround and cupboards. LED downlights, extractor fan, chrome towel rail and UPVC double glazed side window.

Outside

To the front is an ample block paved driveway in front of the bungalow and also to the side leading to the carport, with outside tap and remote roller door leading into the garage. Separate side access leads to the rear. To the rear is large full-width decking with large raised fishpond, wall lights and outside tap. The decking also extends to the side and rear of the garage where there is external power and door leading into the garage which has Light, power, RCD board and smart meters. The lawn is enclosed with a part walled and part fenced perimeter and there is also a metal garden shed.

Material Information

TENURE: Freehold

COUNCIL TAX: Gedling Borough Council - Band C

PROPERTY CONSTRUCTION: solid brick, cavity wall extension

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: hallway cupboard



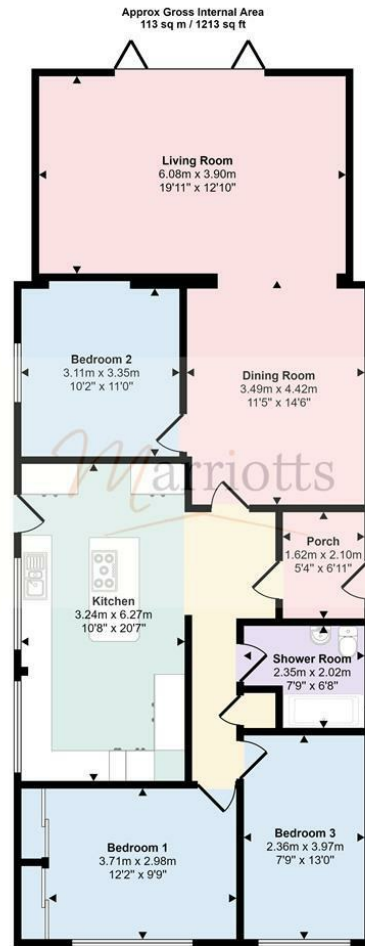




UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER:
MAINS ELECTRICITY PROVIDER:
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER: n/k
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.
ELECTRIC CAR CHARGING POINT: not available.
ACCESS AND SAFETY INFORMATION: level access front and rear







Floorplan

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		83
(81-91) B		
(69-80) C		
(55-68) D	62	
(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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41 Plains Road, Mapperley, Nottingham, NG3 5JU
0115 953 6644
sales@marriotts.net

www.**Marriotts**.net

