

182 Carlton Hill, Carlton, NG4 1FS

£240,000

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Marriotts



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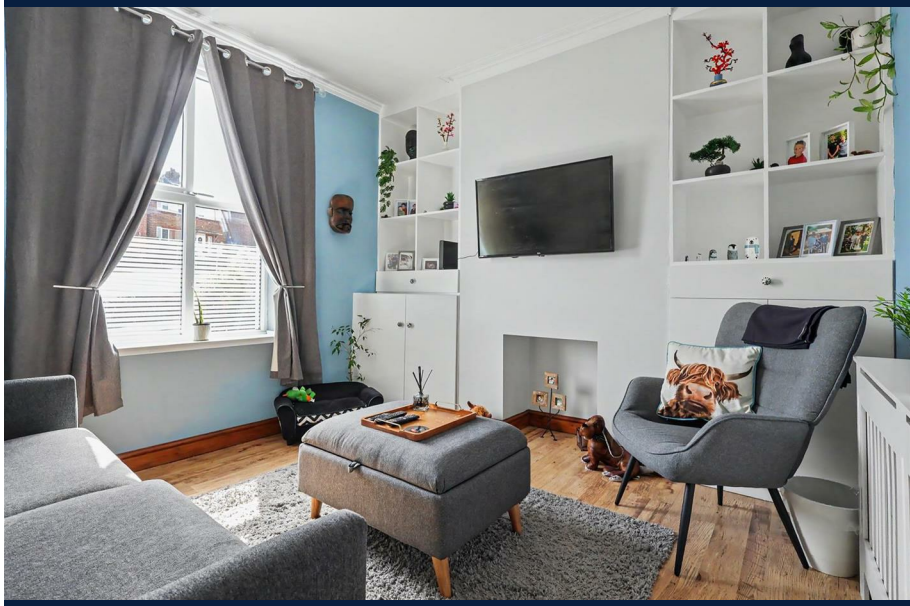
- Three bedrooms
- external insulation
- Cellar & downstairs toilet
- Two receptions + garden room
- Solar panels (leased)
- Modern kitchen & bathroom

An impressive and beautifully modernised three-bedroom semi-detached family home, offering spacious and versatile accommodation, having undergone extensive improvements in recent years to create a stylish, energy-efficient property ready to move straight into!





£240,000



Overview

The property has been extensively modernised in recent years, benefiting from a contemporary fitted kitchen with a range of integrated appliances, modern family bathroom with feature bath and large separate shower cubicle with rain shower, external insulation and rendered elevations, enhancing both its appearance and energy efficiency.

The well-proportioned accommodation consists of an entrance hallway, a cosy front living room, separate dining room, garden room, modern fitted kitchen, downstairs toilet, and a useful cellar providing excellent storage or further potential.

To the upper floors are three bedrooms, including a converted loft bedroom that offers two separate and versatile areas, making it ideal as a bedroom with a dressing area, home office, nursery or hobby space. The accommodation is completed by the stylish contemporary family bathroom.

Further enhancing the property's efficiency, solar panels are installed on the roof and are currently subject to a lease agreement, which can be transferred to the new owners, allowing them to continue benefiting from the existing arrangement.

Outside, the property benefits from off-street parking to the front, while the generous rear garden has been designed with entertaining in mind, featuring separate gravelled patio and decked seating areas alongside a good-sized lawn, providing the perfect space for relaxing and enjoying outdoor living.

Combining character, generous living space and high-quality modern finishes, this exceptional home is ideal for families, first-time buyers and professionals alike, offering a move-in-ready property with flexible accommodation in a highly desirable package.

Entrance Hall

With composite entrance door, radiator, original decorative plaster arch, door and stairs leading down to the single bay cellar and doors to both reception rooms.

Living Room

Fitted cupboards and shelving either side of the chimney breast, housing the RCD board and smart electric meter. UPVC double glazed front window, original decorative coving and wood laminate flooring.

Dining Room

With slate effect laminate flooring, feature log burner with slate tiled hearth, radiator, door to the downstairs toilet, door and stairs to the first floor and doorways to both the kitchen and garden room.

Garden Room

Being UPVC double glazed, radiator, coloured wood effect laminate flooring and door to the rear patio.

Kitchen

A range of modern wall and base units with wood effect worktops, upstands, tiled splashbacks and an inset composite sink unit and drainer. Appliances consist of integrated electric oven, induction hob with black glass splashback, extractor hood, integrated fridge freezer, dishwasher and washing machine. Feature vertical radiator, wood effect flooring and UPVC double glazed rear window.

Landing

Radiator, doors to two bedrooms and bathroom with door and stairs to bedroom 3.

Bedroom 1

Two UPVC double glazed front windows, wood laminate flooring, full height fitted double wardrobes either side of the chimney breast with feature original decorative cast iron fireplace.

Bedroom 2

Original decorative cast iron fireplace, radiator and UPVC double glazed rear window.

Bathroom

A modern suite consisting of a feature shaped bath with free-standing mixer tap, separate large fully tiled cubicle with fixed head rain shower and second mixer, concealed cistern dual-flush toilet and wash basin with vanity base cupboard and matching tiled splashback. LED downlights, chrome ladder towel rail, extractor fan and UPVC double glazed rear window.

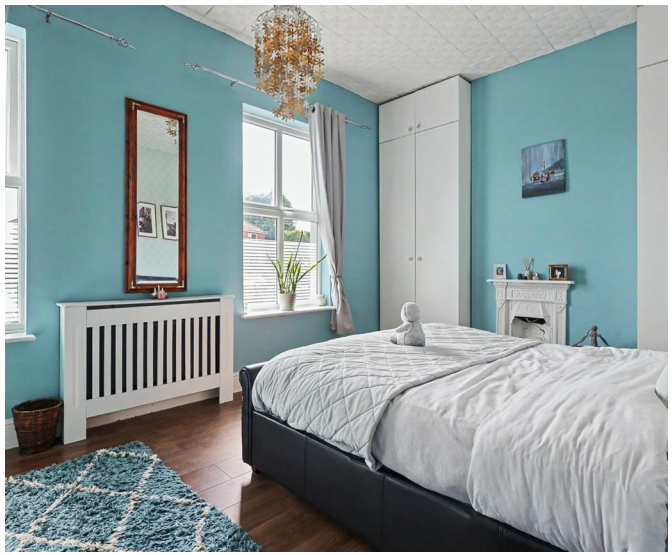
Outside

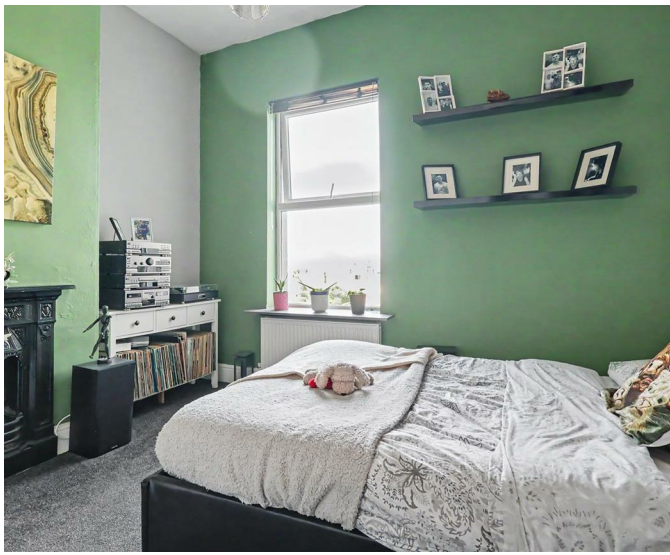
To the front there is parking for one car, with steps leading up to the front door and side gated access leading to the rear. To the rear is a full-width gravelled patio with brick outbuilding, outside tap and LED floodlight. Steps lead up to the lawned garden, with shrub borders, garden shed, sleeper edged border and full-width decking enclosed with a fenced perimeter.

Material Information

TENURE: Freehold
COUNCIL TAX: Nottinghamshire & Gedling - Band A
PROPERTY CONSTRUCTION: solid brick
ANY RIGHTS OF WAY AFFECTING PROPERTY: no
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no











FLOOD RISK: very low
ASBESTOS PRESENT: n/k
ANY KNOWN EXTERNAL FACTORS: n/k
LOCATION OF BOILER: downstairs toilet
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER: Ecotricity
MAINS ELECTRICITY PROVIDER: Ecotricity
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: stepped front access. Level rear access.





Approx Gross Internal Area
124 sq m / 1334 sq ft



Cellar
Approx 12 sq m / 125 sq ft

Ground Floor
Approx 48 sq m / 520 sq ft

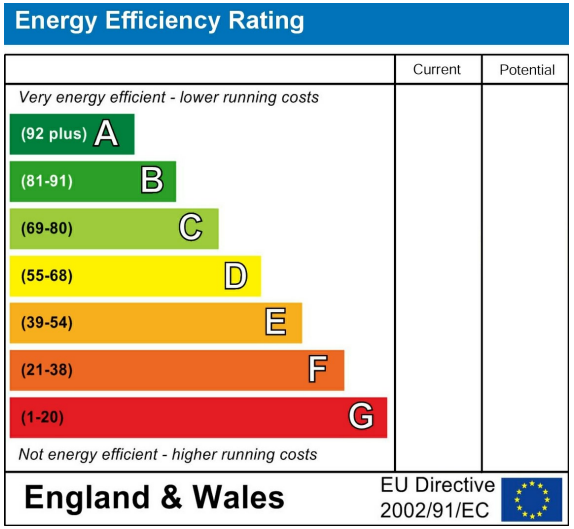
First Floor
Approx 44 sq m / 476 sq ft

Second Floor
Approx 20 sq m / 213 sq ft

Denotes head height below 1.5m

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.





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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