



**Standhill Road
Carlton, Nottingham NG4 1JT**

Guide Price £290,000 Freehold

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**** STUNNING CHARACTER HOME! ****

Robert Ellis Estate Agents are pleased to present this charming three-bedroom detached home, full of character and thoughtfully updated to suit modern living. Located in Carlton, the property offers great access to local amenities, shops, schools, and regular transport links into Nottingham City Centre—making it a convenient option for families and professionals alike.

The home features a welcoming entrance hall leading to two spacious reception rooms, both with period-style fireplaces and original features such as quarry-tiled and wooden flooring. At the rear, the farmhouse-style kitchen is perfect for everyday cooking and dining, complete with a range cooker, and provides access to a utility room and downstairs WC.

Recent upgrades include a full rewire within the last 10 years, a boiler installed less than 2 years ago, brand-new sliding sash windows, and a newly replaced roof, offering peace of mind for future homeowners.

Upstairs, you'll find three generously sized double bedrooms, served by a well-fitted three-piece family bathroom.

To the rear, the south-facing garden is a real highlight, featuring mature fruit trees, including plum, apple, and pear, as well as grapevines. There's also a fully insulated workshop, offering flexible use as a home office, gym, or creative space. A driveway at the front provides off-road parking.

Combining original charm with modern improvements, this versatile home is ideal for those looking to enjoy character-filled living in a well-connected location. Early viewing is recommended.



Entrance Hallway

A wooden door with glass panels to the side elevation leads into the entrance hallway comprising wooden flooring, a wall mounted column radiator, a wooden staircase with a carpet runner leading to the first floor landing, a wall-mounted security alarm pad, understairs storage cupboard, doors leading off to:

Lounge

11'10" x 11'8" approx (3.62 x 3.58 approx)

Two double glazed sliding sash windows to the front elevation, carpeted flooring, a cast iron fireplace with a wooden mantelpiece and tiled hearth, wall mounted column radiator, and a TV point.

Dining Room

11'9" x 11'9" approx (3.59 x 3.59 approx)

Two double glazed sliding sash windows to the side and rear elevations, wooden flooring, wall mounted column radiator, cast iron fireplace with decorative mantelpiece.

Kitchen

13'10" x 6'11" approx (4.23 x 2.13 approx)

A range of wall and base units with wooden worksurfaces over incorporating a Belfast sink with a period-style mixer tap over, a freestanding Rangemaster cooker with Rangemaster extractor hood above, an integrated dishwasher, tiled splashbacks, recessed spotlights to the ceiling, tiled flooring, wall mounted column radiator, door leading through to the rear lobby, two double glazed sash sliding windows to the side elevation.

Rear Lobby

First Floor Landing

Original wood flooring with a carpet runner, access to the boarded loft space, doors leading off to:

Loft

Boarded with lighting providing useful additional storage space.

Bedroom One

10'5" x 11'3" approx (3.18 x 3.44 approx)

Original wood flooring, two double glazed sliding sash windows to the front elevation, wall mounted column radiator, original open fireplace with tiled hearth.

Bedroom Two

11'10" x 8'9" approx (3.61 x 2.67 approx)

Carpeted flooring, double glazed sash window to the rear elevation, original open fireplace with tiled hearth, wall mounted column radiator.

Bedroom Three

7'1" x 13'11" approx (2.17 x 4.26 approx)

Wooden flooring, double glazed sliding sash window to the side elevation, wall mounted column radiator.

Bathroom

7'3" x 9'1" approx (2.21 x 2.77 approx)

Original wood flooring, double glazed sliding sash window to the side elevation, pedestal wash hand basin, bath with mains fed shower over,

tiled splashbacks, wall mounted column radiator, WC, recessed spotlights to the ceiling, an extractor fan.

Outside

Front of Property

To the front of the property there is a driveway providing ample off the road parking, lawned front garden, secure gated access to the rear of the property, stone brick wall and hedging to the boundaries.

Rear of Property

To the rear of the property there is an enclosed south facing rear garden with side gated access to the front of the garden, open coal shed which can be tailored to suit the buyers needs and requirements, outdoor water tap, outdoor lighting, lawned garden, block paved patio space perfect for seating, access to the outbuilding, block paved pathway leading to the rear of the garden where there is a gated section housing a greenhouse and vegetable patch, the garden also features mature apple, pear, plum trees and grape vines, fencing and hedging to the boundaries.

Utility Room/Store

4'6" x 6'3" approx (1.39 x 1.91 approx)

Space for freestanding fridge freezer, space and point for a tumble dryer, light and power.

Outdoor WC

6'4" x 2'10" approx (1.94 x 0.88 approx)

Tiled flooring, WC, handwash basin with mixer tap.

Brick Built Outbuilding

12'8" x 6'0" approx (3.87 x 1.83 approx)

This fully insulated versatile space is currently used as a workshop but has the potential for a home gym or home office subject to the buyers needs and requirements, power and lighting, wall mounted shelving, a double-glazed sash window, and double glazed French doors giving access to the garden.

Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 6mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

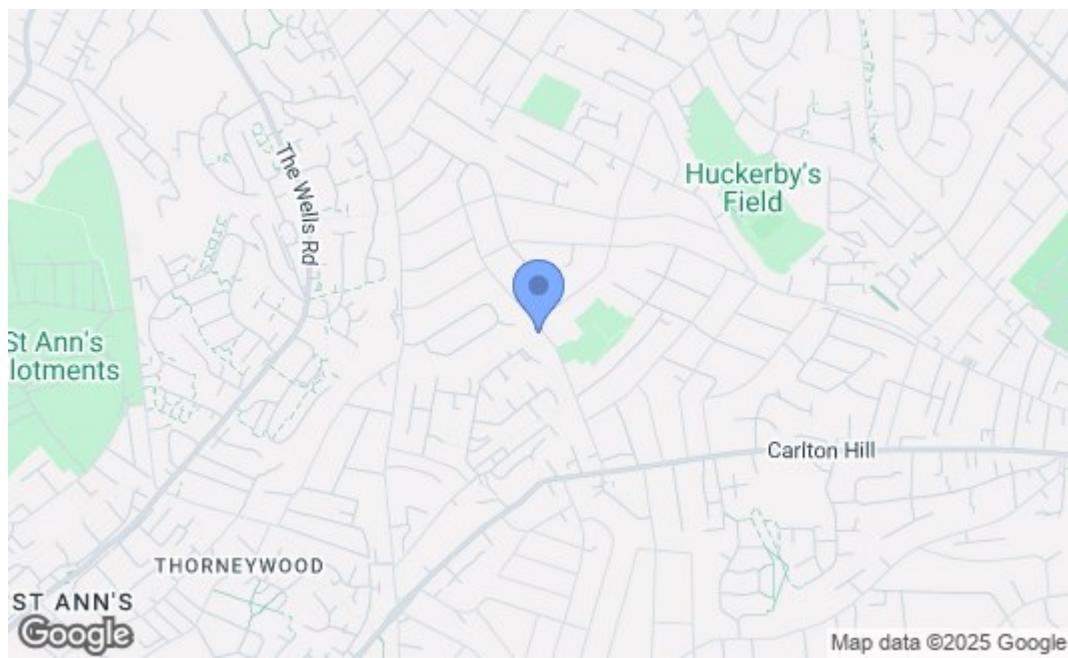
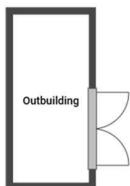
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



Robert Ellis
ESTATE AGENTS



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		
EU Directive 2002/91/EC		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.