Robert Ellis

look no further...

Greendale Road,
Carlton, Nottingham
NG3 7GT

£290,000 Freehold

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***PRICE GUIDE £290,000-300,000 ***

Robert Ellis Estate Agents are delighted to offer to the market this beautiful EXTENDED THREE BEDROOM DETACHED family home situated within Carlton, Nottingham.

The property is positioned within the desirable location of Carlton and only a 10-minute walk to Carlton Hill, a popular location for families as it offers local amenities, shops and restaurants. Alongside this, it offers easily accessible transport links into Nottingham City centre and surrounding villages/towns.

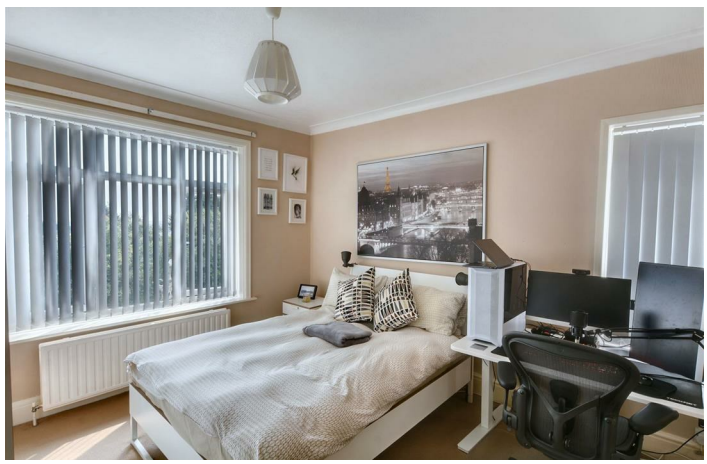
Perfect for families, there is an abundance of nearby schools including Porchester Junior School, Standhill Infants' School, Hogarth Academy and The Carlton Junior Academy. You also will find Carlton Forum Leisure centre located close by too!

Upon entry, you are welcomed into the entrance hallway with understairs storage with further doors leading off allowing access into the DINING ROOM with bay front window and a feature fireplace, to the rear is the LIVING ROOM with patio doors leading out to the landscaped and the EXTENDED Fitted kitchen with views over the rear garden.

The staircase leads you to the first-floor landing giving you access to the FIRST DOUBLE bedroom with a large bay front window to the front elevation, SECOND DOUBLE bedroom, THIRD bedroom, family bathroom and a separate W/C.

This home also benefits from a driveway, front and rear gardens and a large garage/workshop to the side elevation with potential to further extend subject to the buyers needs and relevant planning and building regulation permissions. The spacious rear garden has a large laid to lawn area and a raised patio.

A viewing is HIGHLY recommended to appreciate the SIZE and LOCATION of this fantastic family home - Contact the office today!



Entrance Hallway
6'8 x 14'8 approx (2.03m x 4.47m approx)
UPVC double glazed leaded window and door to the front, wall mounted radiator, stairs to the first floor, ceiling light point, coving to the ceiling. Understairs cupboard providing useful additional storage housing meters with a UPVC double glazed window to the side, panelled doors to:

Dining Room
13'1 x 12'5 approx (3.99m x 3.78m approx)
UPVC double glazed window sectional bay window to the front with additional UPVC double glazed window to the side, coving to the ceiling, ceiling rose, wall mounted radiator, ceiling light point, feature fireplace incorporating surround with marble hearth and back panel and inset Living Flame gas fire.

Living Room
12'3 x 12'3 approx (3.73m x 3.73m approx)
UPVC double glazed window to the side with UPVC double glazed French doors leading to the landscaped rear garden, ceiling light point, coving to the ceiling, wall mounted double radiator and ceiling rose.

Fitted Kitchen
14'11 x 7'1 approx (4.55m x 2.16m approx)
With a range of matching wall and base units incorporating a laminate work surface over, 1½ bowl stainless steel sink with swan neck mixer tap, integrated oven with four ring gas hob over and stainless steel extractor hood above, wall mounted gas central heating boiler housed within matching cabinet, space and plumbing for an automatic washing machine, space and point for a free standing fridge freezer, tiling to the floor and walls, ceiling light point. UPVC double glazed window to the rear with UPVC double glazed access door to the side, internal door to entrance hallway.

First Floor Landing
UPVC double glazed window to the side, loft access hatch, ceiling light point, coving to ceiling and panelled doors to:

Bedroom 1
11'3 x 12'10 approx (3.43m x 3.91m approx)
UPVC double glazed sectional bay window to the front, wall mounted radiator, ceiling light point, coving to the ceiling.

Bedroom 2
11'3 x 12'2 approx (3.43m x 3.71m approx)
UPVC double glazed windows to the side and rear, wall mounted double radiator, ceiling light point, coving to the ceiling.

Bedroom 3
7'2 x 7'10 approx (2.18m x 2.39m approx)
UPVC double glazed window to the front, wall mounted radiator, coving to the ceiling, recessed spotlights, laminate flooring.

Bathroom
5'7 x 7'10 approx (1.70m x 2.39m approx)
UPVC double glazed window to the rear, panelled bath with mains fed shower over, pedestal wash hand basin, tiling to the walls, ceiling light point, ceiling fan, wall mounted double radiator, coving to the ceiling.

Separate w.c.
2'7 x 5'2 approx (0.79m x 1.57m approx)
UPVC double glazed window to the side, low flush w.c., tiled splashbacks, laminate flooring.

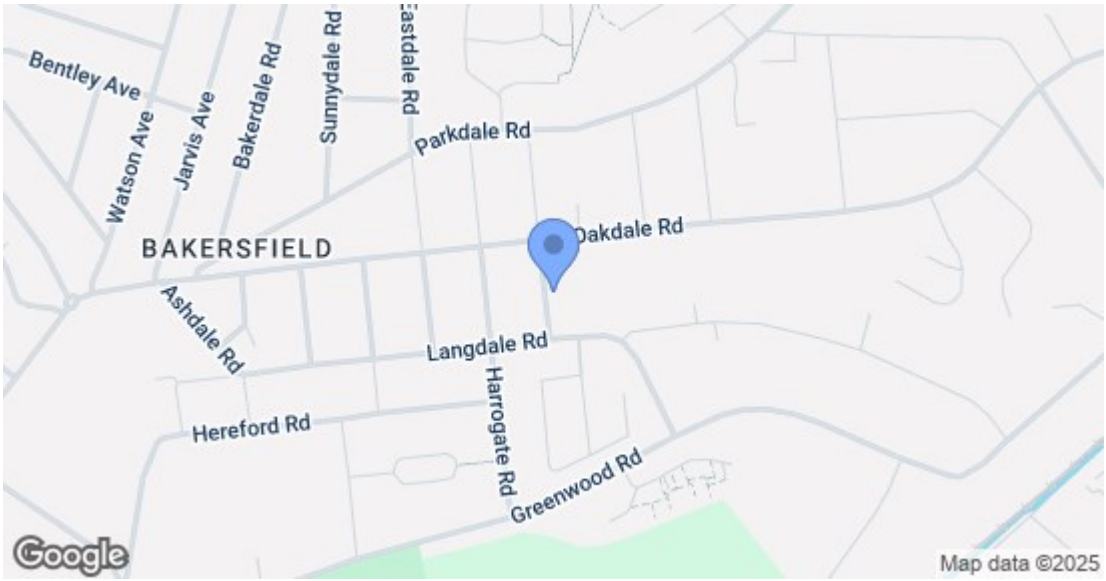
Outside
The property sits on a good size plot with hedges and fencing tot he boundaries, gated pathway leads to the front elevation with secure gated access at the side. Driveway providing off road parking leading to the garage.

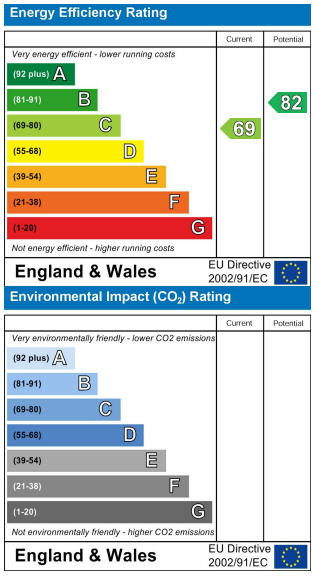
To the rear there is an enclosed, landscaped garden with an area laid mainly to lawn with fencing to the boundaries, mature shrubs planted tot he borders, raised block paved patio area with external lighting, outside tap and access to the garage. Fencing to the boundaries and gated steps leading down to the garden.

Garage
8'8 x 19'6 approx (2.64m x 5.94m approx)
Up and over door to the front, side access door, window to the rear, light, power and electric up and over door.

Council Tax
Nottingham Council Band C

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 8mbps Superfast 71mbps Ultrafast 1000mbps
Phone Signal – 02, EE, Three, Vodafone
Sewage – Mains supply
Flood Risk – No, surface water very low
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No





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.

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